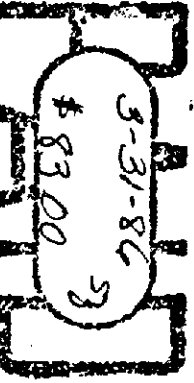


MAP 86-375
3D
E.D. 8
DATE 1/19/87
DOC 12
1000
DP

Jo Ann Keil
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Elec. Dist.



86-375-SPHX
304

PETITION FOR SPECIAL EXCEPTION

304
86-375

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class B Office Building in an R.O. Zone.

MAP 86-375
3D
E.D. 8
DATE 1/19/87
DOC 12
1000
DP

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Jo Ann Keil
Signature	<i>Jo Ann Keil</i>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	P. O. Box 4056 252-5279
(Type or Print Name)	Address Phone No.
Signature	Timonium, Maryland 21093
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	George E. Gavrellis
	Daft-McCune-Walker, Inc.
	200 East Pennsylvania Avenue
	Towson, Maryland 21204 296-3333
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1986, at 1:30 o'clock.

Carol J. Jablon
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

86-375

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Business Parking in a Residential Zone in accordance with Section 409.4.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Jo Ann Keil
Signature	<i>Jo Ann Keil</i>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	P. O. Box 4056 252-5279
(Type or Print Name)	Address Phone No.
Signature	Timonium, Maryland 21093
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	George E. Gavrellis
	Daft-McCune-Walker, Inc.
	200 East Pennsylvania Avenue
	Towson, Maryland 21204 296-3333
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1986, at 1:30 o'clock.

Carol J. Jablon
Zoning Commissioner of Baltimore County.

(over)

Description To Accompany Petition For Special Exception And Special Hearing

For Property Situate On The Northeast Side Of York Road, Southeast Of Talbot Avenue, 8th Election District, Baltimore County, Maryland Parcel "A", Special Exception

Beginning for the same on the northeast side of York Road, 80 feet wide, at a point distant 121 feet more or less measured on said northeast side of York Road from its intersection with the centerline of Talbot Avenue, 40 feet wide, thence leaving said place of beginning and running and binding on said northeast side of York Road, (1) South 18 degrees 17 minutes 43 seconds East 211.83 feet, thence leaving said northeast side of York Road and running, (2) North 79 degrees 17 minutes 17 seconds East 171.50 feet to intersect the dividing line between the land zoned R0 and the land zoned DR 3.5 as shown on the Comprehensive Zoning Map for Baltimore County, thence running and binding on a part of said dividing line, (3) North 18 degrees 17 minutes 43 seconds West 211.83 feet, thence leaving said dividing line and running, (4) South 79 degrees 17 minutes 17 seconds West 171.50 feet to the place of beginning.

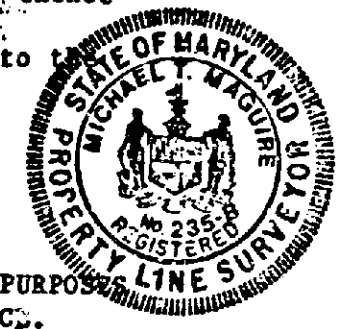
Containing 0.83 Acres of land more or less.

Parcel "B", Special Hearing

Beginning for the same at the end of the third of the three following courses and distances measured from the point formed by the intersection of the northeast side of York Road, 80 feet wide, with the centerline of Talbot Avenue, 40 feet wide, (1) binding on said northeast side of York Road, South 18 degrees 17 minutes 43 seconds East 121 feet more or less, thence (2) North 79 degrees 17 minutes 17 seconds East 171.50 feet, and thence (3) South 18 degrees 17 minutes 43 seconds East 80.00 feet to a point situate in the dividing line between the land zoned R0 and the land zoned DR 3.5 as shown on the Comprehensive Zoning Maps for Baltimore County, thence running and binding on part of said dividing line, (1) South 18 degrees 17 minutes 43 seconds East 113.00 feet, thence leaving said dividing line and running the three following courses and distances viz: (2) North 71 degrees 42 minutes 17 seconds East 25.00 feet, thence (3) North 18 degrees 17 minutes 43 seconds West 113.00 feet, and thence (4) South 71 degrees 42 minutes 17 seconds West 25.00 feet, to the place of beginning.

Containing 0.06 Acres of land more or less.

NOTE: THESE DESCRIPTIONS HAVE BEEN PREPARED FOR ZONING PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONVEYANCE.
Our Job Number: 85026 (OD:185026)
February 19, 1986



PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING

8th Election District

LOCATION: East Side of York Road, 121 feet South of Talbot Avenue (2331 York Road)

DATE AND TIME: Monday, March 31, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building in a R.O. Zone

Petition for Special Hearing to approve business parking in a residential zone

Being the property of Jo Ann Keil, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL EXCEPTION : OF BALTIMORE COUNTY
E/S York Rd., 121' S of Talbot :
Ave. (2331 York Rd.) :
8th District :
JO ANN KEIL, Petitioner : Case No. 86-375-SPHX

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Jo Ann Keil, P. O. Box 4056, Timonium, MD 21093, Petitioner; and George E. Gavrellis, Daft-McCune-Walker, Inc., 200 E. Pennsylvania Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

March 24, 1986

Ms. Jo Ann Keil
P.O. Box 4056
Timonium, Maryland 21093

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Election District
Jo Ann Keil - Petitioner
Case No. 86-375-SPHX

Dear Ms. Keil:

This is to advise you that \$83.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND No. 018551
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/31/86 ACCOUNT P-01-515-XXX
SIGN & POSTIN RETURNED AMOUNT \$ 83.00

RECEIVED FROM 2331 Associates

FOR Advertising & Posting re Case 86-375-SPHX

8 831100000330018 031100

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that the Petition for Special Exception for a Class B office building in an R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and to be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Taylor McLean, Esquire
People's Counsel

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve business parking in a residential zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that business parking in a residential zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the condition contained in the accompanying Petition for Special Exception.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Taylor McLean, Esquire
People's Counsel

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-375-SPHX

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

TOWSON TIMES,

[Signature]
Publisher

38.25

86-375-SPHX

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: R-1h Date of Posting: 3/10/86
Posted for: Special Exception + Special Hearing
Petitioner: Jo Ann Keil
Location of property: 121 York Rd., 121 York Rd., 2331 York Rd.
Location of Signs: On West Green by D. St. Property, all above 2 E. Greenway, on D. St. at Baltimore
Remarks: _____
Posted by: [Signature] Date of return: 3/11/86
Number of Signs: 4

Case No. 86-375-SPHX

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Jo Ann Keil
Petitioner's Attorney

Received by *[Signature]*
Chairman, Zoning Planning
Advisory Committee

Ms. Jo Ann Keil
P.O. Box 4056
Timonium, Maryland 21093

February 28, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Election District
Jo Ann Keil - Petitioner
Case No. 86-375-SPHX

TIME: 1:30 p.m.
DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018396

DATE: 2/10/86 ACCOUNT: 01-615-1000

AMOUNT: \$ 200.00

RECEIVED BY: 2331 York Rd. Sp. Ex. + Sp. H. # 304

VALID FOR SIGNATURE OF CAMPER

BY OF NOTICE MAILED 3/26/86

ROYSTON, MUELLER, McLEAN & REID

ATTORNEYS AT LAW
SUITE 600
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(410) 823-1800

OF COUNSEL
CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. ASKEW

March 26, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and
Petition for Special Hearing
86-375 SPHX, Item 304

Dear Sir:

Please enter my appearance as attorney for the Petitioner on the above-referred to matters.

Sincerely,

[Signature]
R. Taylor McLean

RTMcL:tmj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-375-SPHX

The CRG plan was approved on March 5, 1985 (File # VIII-439).

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 304 -ZAC- Meeting of March 4, 1986
Property Owner: Jo Ann Keil
Location: E/S York Road, 121 feet of S centerline Talbot Ave.
Existing Zoning: R.O. and D.R. 3.5
Proposed Zoning: Special Exception for Class B Office Building in an R.O. zone and Special Hearing to approve business parking in a residential zone in accordance with section 409.4

Acres: 1.09
District: 15th

Dear Mr. Jablon:

Please use the CRG comments for item number 304.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204Ms. Jo Ann Keil
P. O. Box 4056
Timonium, Maryland 21093RE: Item No. 304 - Case No. 86-375-SPHX
Petitioner - Jo Ann Keil
Special Hearing and Special Exception
Petitions

Dear Ms. Keil:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petitions. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

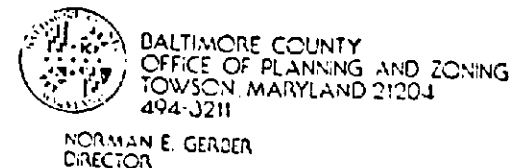
These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 5, 1986

Re: Zoning Advisory Meeting of March 4, 1986
Item # 304Property Owner: JO ANN KEIL
Location: E/S YORK RD. 121' S. OF E
TALBOT AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ County Review Group Meeting is required.
- ☒ County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 3/1/86.
- ☒ Landscaping must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

THE CRG PLAN WAS APPROVED 3/5/86
SEE FILE # VIII-439

cc: James Hoswell

Eugene A. Boser
Chief, Current Planning and Development

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kasloff
Administrator

March 6, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Baltimore County
Item # 304
Property Owner: Jo
Ann Keil
Location: E/S York Rd.
(Route 45) 121' S of
centerline Talbot Ave.
Existing Zoning: R.O.
and D.R. 3.5
Proposed Zoning: Spec.
Exception for Class B
Office Bldg., in an
R.O. zone and Special
Hearing to approve business
parking in a residential
zone in accordance with
Section 409.4
Acres: R.O. = .98
D.R. 3.5 = .54
District: 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 2/10/86, for the York Road Office Building, the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until S.H.A. Permit is applied for, and a Bond or Letter of credit is posted to guarantee construction.

Very truly yours,

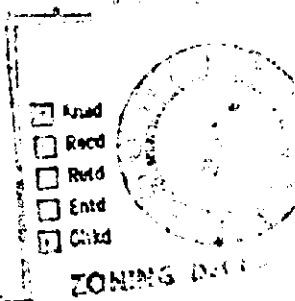
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 717 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: March 4, 1986

PROJECT NAME: 2331 York Road Office Building	PLAN	XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-439	PLAN EXTENSION	
	REVISED PLAN	
	PLAT	

The Office of Planning has reviewed the subject plan, revised February 25, 1986, and submits the following comments:

This project is located within a proposed deficient traffic area controlled by the "B" level of service intersection at York Road and Padonia Road. This deficient area is an element of the Basic Services Maps which were adopted by the County Council March 3, 1986.

Bill 178-79 requires that no building permit shall be issued or plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, building permits would not be issued until capacity becomes available.

The layout and circulation pattern for the parking deck must be clearly indicated on the plan. ~~elevations for the parking deck are required.~~

Development in R.O. zones must be reviewed to ensure that it is compatible with surrounding uses. In an effort to make this project more compatible with the adjacent buildings on York Road, the architect should consider softening the impact of the proposed building by making the building appearance more domestic in scale.

The planting in front of the building on York Road should be comprised of large trees to reduce the mass of the building.

The dumpster pad must be screened as per the Landscape Manual.

The landscape requirement calculations must be rounded up individually. The correct tree requirements should be 6 trees for the road frontage, and 5 trees for the on-grade parking spaces for a total requirement of 11 trees, 8 of which must be major deciduous.

A final landscape plan must be approved by this office prior to issuance of building permits. The required planting in the R.I.A. buffer area will be examined in detail at final landscape plan stage. The calculations must be in compliance with Section IX of the Landscape Manual. This planting requirement is in addition to the road frontage and parking requirements.

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

DATE: March 5, 1986

PROJECT NAME: 2331 YORK ROAD OFFICE BUILDING
PLAN: 2/10/86
LOCATION: E/S York Rd., 100' S of Talbot Ave.
DEVELOPMENT PLAN:
DISTRICT: 8th Election District
PLAT:

1. Correct the R.O./D.R.3.5 zoning line to 210' E of the centerline of York Road. Adjust gross R.O. site for the A.O.S. and F.A.R. Also, correct and include the B.L. zone line on the S/S of the site.

A.O.S. - Separate on-grade areas from balconies and on the balconies show the calculations that the area allowed is not exceeding 2X the open vertical area of all open sides.

3. F.A.R. - The allowed floor area ratio of .5 may be exceeded by 300-400 square feet. Show the parking as on-grade and underground.

4. A separate underground parking plan should be provided on the site plan and the outline clearly marked.

5. On the elevations show the highest natural grade and the vertical distance to the highest point on the building. Policy RM-6

6. A Special Exception for a Class "B" Office Building and a Special Hearing for commercial parking in a D.R.3.5 zone has been filed in the Zoning Office on 2/20/86 under Item #304. If either the C.R.G. or the zoning hearing plans are revised, the plans in the other process should be kept up to date.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:rbg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle
FROM: Charles K. Weiss
SUBJECT: 2331 York Road Office Bldg.
CRG 3/5/86

Date: February 21, 1986

Baltimore County does not provide commercial refuse collection.
However, the dumpster site as shown is appropriate as to location as long as collection is made prior to business hours so as not to obstruct traffic on York Road.

CKW/KRA/rob

CPS-302

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

2331 YORK ROAD OFFICE BLDG

Subdivision Name, Section and/or Plat

2331 Associates
Developer and/or Engineer: Daft-McCune-Walker
Rock Raven
Watershed
No. of Lots or Units: 1
Total Acreage: 1.5
Public Water: Public
Sewer: Public

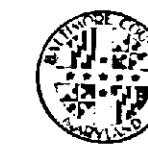
COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached site data 3-3-86
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The elevations will must be backfilled by a licensed well driller prior to grading and a well abandonment report submitted to the Bureau of Environmental Services.

SS 783R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: FEBRUARY 24, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: 2331 YORK ROAD OFFICE BUILDING

PROJECT NUMBER: CRG AGENDA 3/5/86, 10:00 AM

LOCATION: YORK ROAD AND TALBOT STREET

DISTRICT: 8

COMMENTS:

File: CRG COMMENTS

Page 1

Report: CRG COMMENTS

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

CRG 09
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. FIRE HYDRANTS AT 300' INTERVALS.

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: March 4, 1986
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: 2331 York Road Office Building C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: York Road & Talbott Avenue RECORD PLAT:

The paint markings for the two driveway approach lanes to York Road need to be shown.

As the architectural drawings are prepared for the proposed ramps between parking levels, it will be necessary to make provisions in the design for sight distance where the walls are shown on the plan.

C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRW/GAU/bld

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Waxfield, C.R.G. Date: February 21, 1986
FROM: Charles E. Burnham, Chief, Building Plans Review C.R.G.
SUBJECT: 2331 York Road Office Building, District 8 CL

The proposed construction shall comply with the 1984 Editions of the B.O.C.A. Basic National Building, Mechanical and Energy Codes, as amended and adopted in Council Bill 17-85. It shall also comply throughout to the State Handicapped Code 1985 Edition including A.N.S.I. - A117.1 - 1980.

Separate permits are required for removal of existing structures; new elevators, retaining walls, paving, area lights, etc., etc. See the permit fee list for various other permits. It can be obtained in Room 100 at this address.

Show exit discharge from balcony.

Parking against the building may require deeper sidewalks if any doors exit on to the sidewalk. When vehicles back into the parking spaces instead of head in parking, exit doors are blocked shut.

A review of the construction plans for code compliance will be conducted when the plans are submitted for permits.

CEB/vw



Maryland Department of Transportation
State Highway Administration

RECEIVED
FEB 24 1986
BUREAU OF PUBLIC SERVICES

William K. Hallmann
Secretary
Hal Kassoff
Administrator

February 20, 1986

Re: Baltimore County
CRG Meeting 3/5/86
County Office Building
"York Road Office"
E/S #2331 York Road
Maryland Route 45
145' south of
Talbott Avenue

Dear Mr. Markle:

On review of the submittal of 1/22/86, for the York Road Office Building, the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until S.H.A. Permit is applied for and a Bond or Letter of Credit is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1330
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203-0717

CRG MEETING OF MARCH 5, 1986
York Road Office Building

1. 24 10 year peak SWM is required.

2. Infiltration of runoff from the one inch storm must be investigated at final design. As much impervious area as possible should be directed to any infiltration device.

James L. Vachman
2/10/86

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 26, 1986
FROM: EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

PROJECT NAME: York Road Office Building
PROJECT NUMBER: #86020
LOCATION: 2331 York Road at Talbott Street
DISTRICT: 8C4

The Plan for the subject site, dated January 22, 1986 and revised February 10, 1986 has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction.

Project #86020
York Road Office Building
Page 2
February 26, 1986

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Ramps shall be provided for physically handicapped persons at all street intersections.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring in fee of said rights-of-way - both onsite and offsite - and the design in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabil-

Project #86020
York Road Office Building
Page 3
February 26, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

zation could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Sediment control provisions will be required for the building permit application and for any grading involved.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The 12-inch water service should tie-in to the 12-inch main in York Road.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EAM:GDL:es

cc: File



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Connors-Jari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Jo Ann Kell

Location: ES York Road, 121' S of centerline Talbot Avenue

Item No.: 304

Zoning Agenda: Meeting of 3-4-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved:
[Signature] Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

March 6, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 304 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jo Ann Keil

Location: E/S York Road, 121 feet S of c/l of Talbot Avenue

District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: See attached County Review Group comments.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G.

Date: April 23, 1985

FROM: C. E. Burnham, Building Plans Review 02.13

SUBJECT: York/Talbott Office Building

- 1) Razing permits are required for existing structure (s).
- 2) The 1st. floor and possibly the basement shall be made accessible to the handicapped. See the 1/1/85 Edition of the Code of Maryland Regulations 05.01.07.06. Also, the A.N.S.I. Std. A117.1 - 1980 which is now State law under the above noted regulations. The accessibility and useability of the site and the structure will be required to comply. A new State Legislative Bill setting penalties for violation or failure to comply has been enacted. H.B. #257.
- 3) The 1984 B.O.C.A. Basic National Building, Mechanical, and Energy Codes have been adopted under Bill #17-85 and become effective on April 22, 1985.

CEB/vw

WASHINGTON STREET

TALBOTT AVENUE

YORK ROAD

LINCOLN STREET

EDWARD & MARY WIRTZ
2381/0556

EX. OFFICE

EX. RESIDENCE

EX. RESIDENCE

PROPOSED 2-STORY
OFFICE BUILDING

EX. 2 STY BRICK
VACANT DWELLING
J.A. KAVANAGH
2454/409

PROPOSED PARKING AREA

CATHERINE AMOS
1277/2227

EX. FRAME
GARAGE

EX. 2 STY STONE
RESIDENCE

EX. 1 STY STOKED
DWELLING

EX. BLOCK
GARAGE TO BE
REMOVED

EX. BLOCK
GARAGE TO BE
REMOVED

EX. POOL
(FILLED)
TO BE
REMOVED

PETITIONER'S
SUBMIT

- Baltimore County Boarding Regulations, Section 405.6 Business
Parking in a Business Zone:
- The land on which is adjoining the business
zone.
 - Only passenger vehicles, including buses, will use
the parking area.
 - No loading, service or any use other than parking
shall occur.
 - Signage shall be provided to indicate location,
direction, hours of operation, signs and
directions shall be provided in accordance with the
Baltimore County Landscape Manual adopted pursuant
to Section 12-101 of Title 12 of the Baltimore
County Code.
 - A paved surface, properly drained, shall be
provided.
 - Lighting and area of operation, provision for
maintenance and removal of snow shall be
provided and shown on the plan.

General Notes
Developer/Applicant: 2331 Association
215 East Joppa Road
Towson, Maryland 21204
(301) 337-4194
Planning District: Councilmanic District 4; Census Tract 405.05.
Neighborhood 111 Subdivided 31.

Site Data
Acres: Gross = 0.72 Acres B-0
0.72 Acres D.R. 3.5
Net = 0.68 Acres B-0
0.68 Acres D.R. 3.5
Proposed Use: Medical Office
Floor Area Ratio:
Permitted = 0.75 Acres (43,365 S.F.) x 0.5 = 21,682.5 S.F.
Proposed = 21,444 S.F. = 0.50 F.A.R. (Adjusted gross)

Amenity Open Space:
Required = 42,260 x 0.25 = 10,565 S.F.
Provided = 14,399 S.F. (Includes second and
third floor balconies.)

Parking:
Required = 21,444 S.F. @ 1/300 S.F. = 71.48 = 72 Spaces
Provided = 98 (Includes 4 required handicap spaces.)
Landscape Requirements:
Required = 210 L.F. Fringe @ 1/40 L.F. = 5.25
52 On-Grade Parking Spaces @ 1/12 = 4.33
Total = 9.58 = 10
(5 Major Plantings)

Buffer planting and screening will be in accordance with
Landscape Manual requirements.

Any existing wells or septic areas will be abandoned in accordance
with Baltimore County Health Department standards.

Soils:
Limitations
Soil Series: Hydco With Without Streets
Class: C2&3 Basements & Parking
Baltimore Silt: S Slight Slight Slight
Loam (Dm2)

Vegetation consists of lawn areas and scattered ornamental plantings
which will be removed.

There are no existing streams, springs, bodies of water or flood
plains on this property.

The existing dwelling and out buildings are not historically
significant and will be removed.

Current Ownership: Jo Ann Keil
P.O. Box 4056
Towson, Md. 21203
Deed Reference: Liber 6747 Folio 0007
Property Number: 08-11-018500

Estimated Average Daily Trips:
21,344 S.F. @ 75/1,000 S.F. = 1,601 A.D.T.'s

The no. 9 and no. 18 M.T.A. buses serve this area of York Road.

Stormwater will be managed by an underground facility as shown on
the plan.

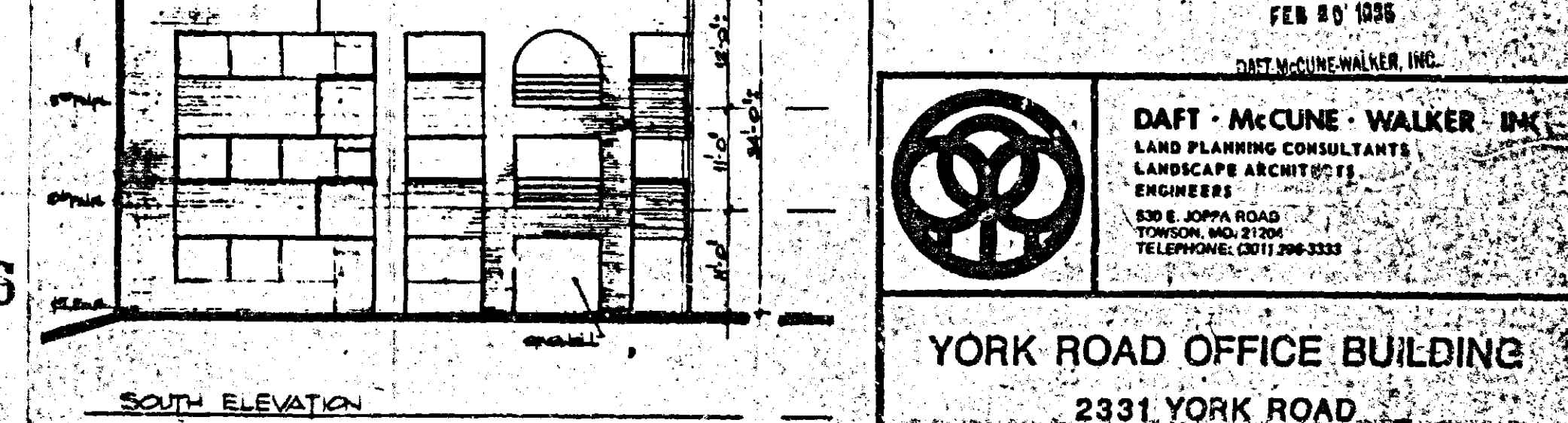
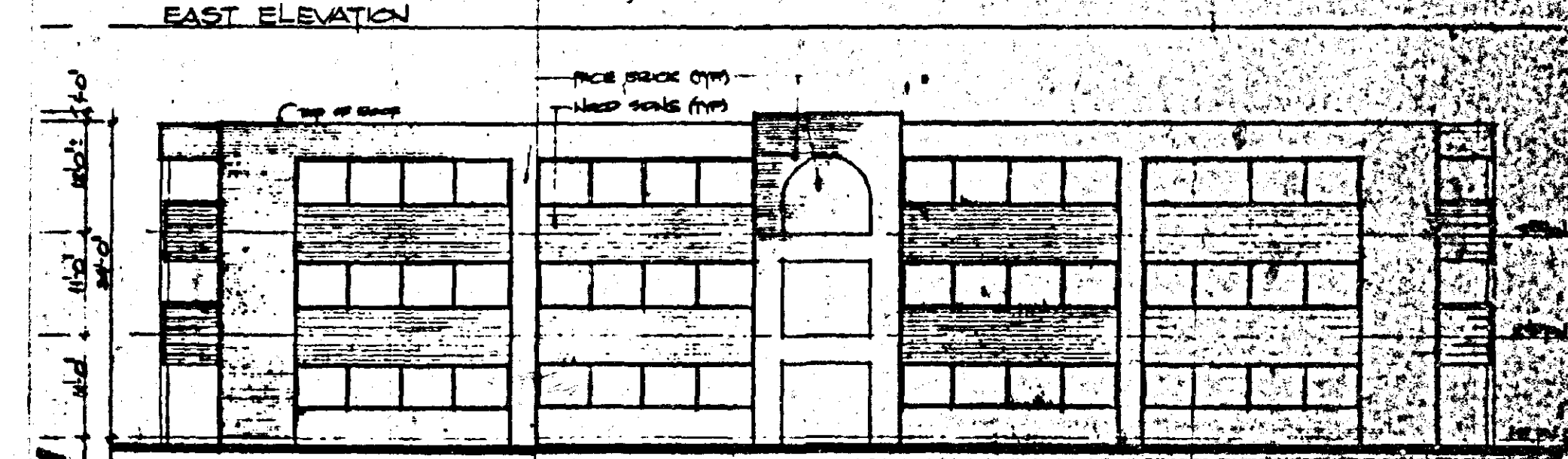
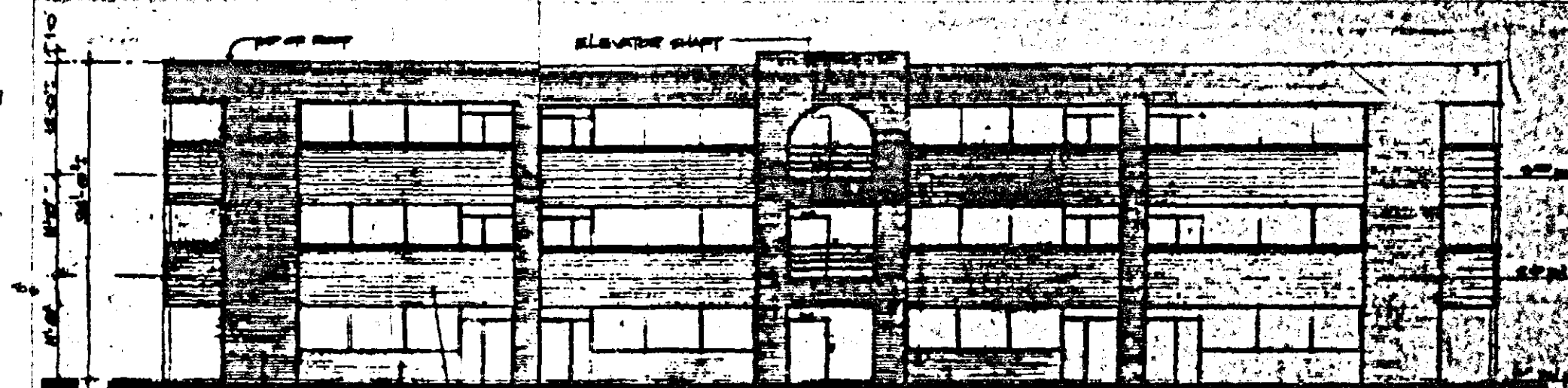
There are no known wetlands, critical areas, archeological sites,
endangered species habitats or hazardous materials on the site.

Anticipated hours of operation are 8:00 a.m. to 6:00 p.m. Number of
employees is anticipated to be 30.

Business signage will be attached to the buildings and is limited to
8 square feet in area.

Parking in the D.R. 3.5 zone is subject to the outcome of a special
hearing. A petition has been filed.

Estimated Daily Sewer Flows = 21 S.F. @ 0.42 G.P.D. = 13,242 G.P.D.



PRINTED

FEB 20 1996

DART McCUNE WALKER, INC.

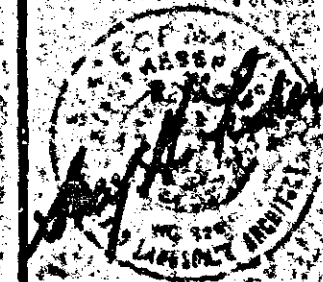


DAFT McCUNE WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
230 E. JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (410) 296-3333

YORK ROAD OFFICE BUILDING

2331 YORK ROAD

PLAT TO ACCOMPANY REQUEST FOR
SPECIAL EXCEPTION AND SPECIAL HEARING
PUBLIC SERVICES C.R.N. 00020
PLANNING C.R.N. 00020



SCALE: 1\"/>
JOB ORDER NO.
75024
ISSUE DATE
JANUARY 23, 1996

DATE	REVISIONS
2-10-96	5/24/96

WASHINGTON STREET

TALBOTT AVENUE

YORK ROAD

LINCOLN STREET

General Notes

- Developer/Applicant: 2331 Associates
513 East Joppa Road
Towson, Maryland 21204
(301) 337-6990
- Election District 8; Councilmanic District 4; Census Tract 4085.03.
- Watershed 11; Subwatershed 32.
- Site Data:

Acres:

Gross = 0.98 Acres R-0
0.54 Acres D.B. 3.5
Net = 0.85 Acres R-0
0.54 Acres D.B. 3.5

Proposed Use: Medical Office

Floor Area Ratio:

Permitted = 0.90 Acres (42,604 S.F.) x 0.5 = 21,344 S.F.
Proposed = 21,844 S.F. = 0.62 P.A.R. (Adjusted Allowed)

Amenity Open Space:

Required = 42,604 x 0.25 = 10,651 S.F.
Provided = 14,399 S.F. (Includes second and third floor balconies - 1050 S.F. = 13,349 S.F.)

The area of amenity open space provided on the second and third floor balconies of the building is to be used as a landscaped area and is not to be used for parking or other purposes.

Parking:

Required = 21,344 S.F. @ 1/300 S.F. = 71.2 = 72 Spaces
Provided = 90 (Includes 4 required handicap spaces.)

Landscape Requirements:

Required = 210 L.F. Frontage @ 1/40 L.F. = 5.25
52 On-Grade Parking Spaces @ 1/12 = 4.33
Total = 9.58 = 10
(5 Major Deciduous)

Buffer planting and screening will be in accordance with Landscape Manual requirements.

5. The existing well will be abandoned by a licensed well driller.

6. Soils:

Soil Series and Symbols	Hydro Class	With Basements	Without Basements	Streets & Parking
Baltimore Silt Loam (Sas2)	B	Slight	Slight	Slight

7. Vegetation consists of lawn areas and scattered ornamental plantings which will be removed.

8. There are no existing streams, springs, bodies of water or flood plains on this property.

9. The existing dwelling and out buildings are not historically significant and will be removed.

10. Current Ownership: Jo Ann Kell
R.O. Box 4026
Timonium, Md. 21093

Deed Reference: Liber 6747 Folio 0007

Property Number: 08-11-018500

11. Estimated Average Daily Trips:

21,344 S.F. @ 75/1,000 S.F. = 1,601 A.D.T.'s

12. The no. 9 and no. 18 M.T.A. buses serve this area of York Road.

13. Stormwater will be managed by an underground facility as shown on the plan.

14. There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.

15. Anticipated hours of operation are 8:00 a.m. to 6:00 p.m. Number of employees is anticipated to be 30.

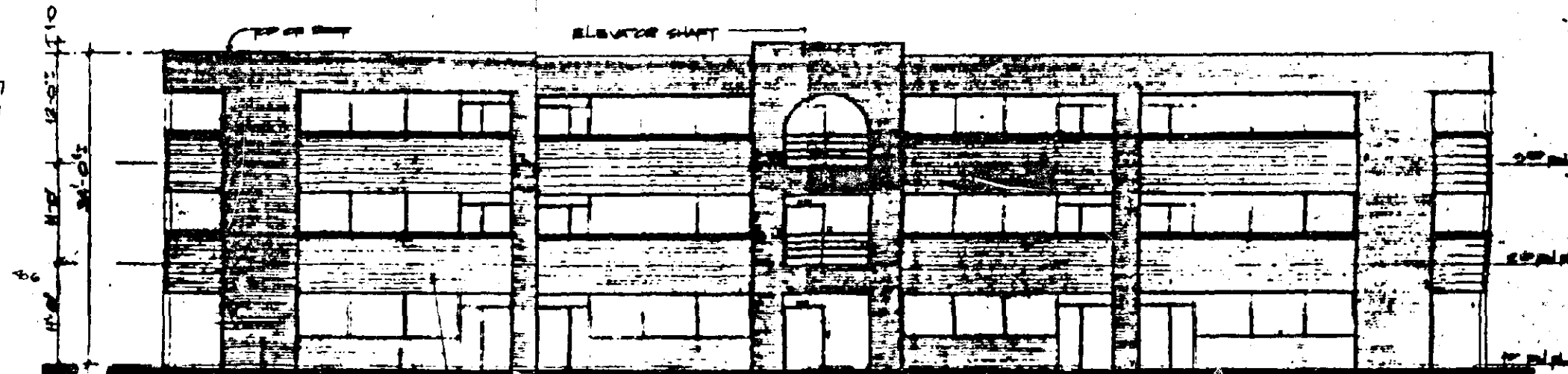
16. Business signage will be attached to the buildings and is limited to 8 square feet in area.

17. Parking in the D.B. 3.5 zone is subject to the outcome of a special hearing. A petition has been filed (Item # 2047).

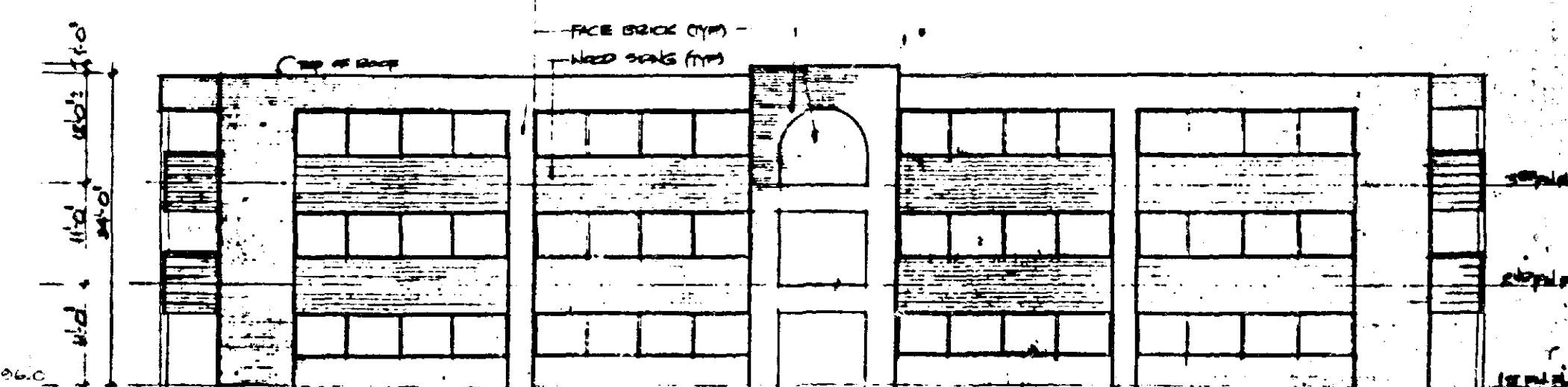
18. Estimated Daily Sewer Flows = 21,344 S.F. @ 0.62 G.P.D. = 13,234 G.P.D.



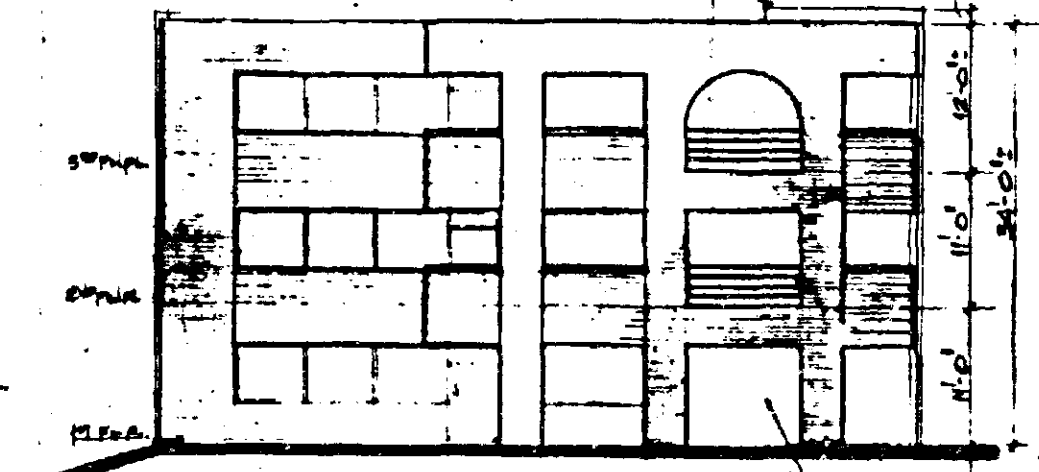
LOCATION PLAN
SCALE: 1" = 2000'



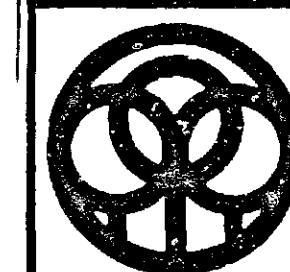
EAST ELEVATION



SOUTH ELEVATION



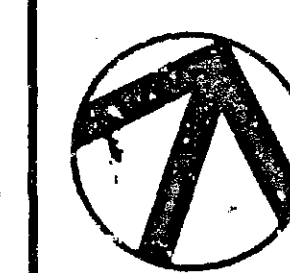
NORTH ELEVATION



IMAFT - McCune - Walker Inc.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

YORK ROAD OFFICE BUILDING
2331 YORK ROAD

PUBLIC SERVICES C.R.G. No. 86020
PLANNING C.R.G. No.



SCALE: 1" = 20'
JOB ORDER NO.
85026
ISSUE DATE
JANUARY 22, 1986

DATE	REVISIONS
2-10-86	2ND H.D.
2-20-86	3RD H.D.
2-25-86	4TH H.D.

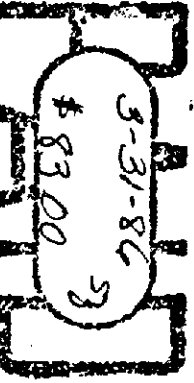
REVISIONS
2



AMENITY OPEN SPACE

MAP 11-1-157
3D
E.D. 8
DATE 11-1-87
DOC 12
1000
DP

Jo Ann Keil
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Elec. Dist.



86-375-SPIX
304

PETITION FOR SPECIAL EXCEPTION

304
86-375

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class B Office Building in an R.O. Zone.

MAP 11-1-157
3D
E.D. 8
DATE 11-1-87
DOC 12
1000
DP

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Jo Ann Keil
Signature	<i>Jo Ann Keil</i>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	P. O. Box 4056 252-5279
(Type or Print Name)	Address Phone No.
Signature	Timonium, Maryland 21093
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	George E. Gavrellis
	Daft-McCune-Walker, Inc.
	200 East Pennsylvania Avenue
	Towson, Maryland 21204 296-3333
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1986, at 1:30 o'clock

Carol J. Jablon
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

86-375

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Business Parking in a Residential Zone in accordance with Section 409.4.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Jo Ann Keil
Signature	<i>Jo Ann Keil</i>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	P. O. Box 4056 252-5279
(Type or Print Name)	Address Phone No.
Signature	Timonium, Maryland 21093
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	George E. Gavrellis
	Daft-McCune-Walker, Inc.
	200 East Pennsylvania Avenue
	Towson, Maryland 21204 296-3333
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1986, at 1:30 o'clock

Carol J. Jablon
Zoning Commissioner of Baltimore County.

(over)

Description To Accompany Petition For Special Exception And Special Hearing

For Property Situate On The Northeast Side Of York Road,

Southeast Of Talbot Avenue,

8th Election District, Baltimore County, Maryland

Parcel "A", Special Exception

Beginning for the same on the northeast side of York Road, 80 feet wide, at a point distant 121 feet more or less measured on said northeast side of York Road from its intersection with the centerline of Talbot Avenue, 40 feet wide, thence leaving said place of beginning and running and binding on said northeast side of York Road, (1) South 18 degrees 17 minutes 43 seconds East 211.83 feet, thence leaving said northeast side of York Road and running, (2) North 79 degrees 17 minutes 17 seconds East 171.50 feet to intersect the dividing line between the land zoned R0 and the land zoned DR 3.5 as shown on the Comprehensive Zoning Map for Baltimore County, thence running and binding on a part of said dividing line, (3) North 18 degrees 17 minutes 43 seconds West 211.83 feet, thence leaving said dividing line and running, (4) South 79 degrees 17 minutes 17 seconds West 171.50 feet to the place of beginning.

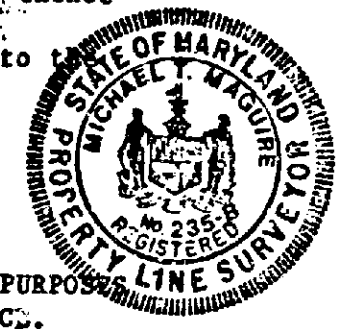
Containing 0.83 Acres of land more or less.

Parcel "B", Special Hearing

Beginning for the same at the end of the third of the three following courses and distances measured from the point formed by the intersection of the northeast side of York Road, 80 feet wide, with the centerline of Talbot Avenue, 40 feet wide, (1) binding on said northeast side of York Road, South 18 degrees 17 minutes 43 seconds East 121 feet more or less, thence (2) North 79 degrees 17 minutes 17 seconds East 171.50 feet, and thence (3) South 18 degrees 17 minutes 43 seconds East 80.00 feet to a point situate in the dividing line between the land zoned R0 and the land zoned DR 3.5 as shown on the Comprehensive Zoning Maps for Baltimore County, thence running and binding on part of said dividing line, (1) South 18 degrees 17 minutes 43 seconds East 113.00 feet, thence leaving said dividing line and running the three following courses and distances viz: (2) North 71 degrees 42 minutes 17 seconds East 25.00 feet, thence (3) North 18 degrees 17 minutes 43 seconds West 113.00 feet, and thence (4) South 71 degrees 42 minutes 17 seconds West 25.00 feet, to the place of beginning.

Containing 0.06 Acres of land more or less.

NOTE: THESE DESCRIPTIONS HAVE BEEN PREPARED FOR ZONING PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONVEYANCE.
Our Job Number: 85026 (OD:185026)
February 19, 1986



PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING

8th Election District

LOCATION: East Side of York Road, 121 feet South of Talbot Avenue (2331 York Road)

DATE AND TIME: Monday, March 31, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building in a R.O. Zone

Petition for Special Hearing to approve business parking in a residential zone

Being the property of Jo Ann Keil, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL EXCEPTION : OF BALTIMORE COUNTY
E/S York Rd., 121' S of Talbot :
Ave. (2331 York Rd.)
8th District :
JO ANN KEIL, Petitioner : Case No. 86-375-SPIX

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Jo Ann Keil, P. O. Box 4056, Timonium, MD 21093, Petitioner; and George E. Gavrellis, Daft-McCune-Walker, Inc., 200 E. Pennsylvania Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

March 24, 1986

Ms. Jo Ann Keil
P.O. Box 4056
Timonium, Maryland 21093

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Election District
Jo Ann Keil - Petitioner
Case No. 86-375-SPIX

Dear Ms. Keil:

This is to advise you that \$83.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018551

DATE 3/21/86 ACCOUNT P-01-515-XXX
SIGN & POSTIN RETURNED AMOUNT \$ 83.00

RECEIVED FROM 2331 Associates

FOR Advertising & Posting re Case 86-375-SPIX

831100000330018 031100

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that the Petition for Special Exception for a Class B office building in an R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and to be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Taylor McLean, Esquire
People's Counsel

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve business parking in a residential zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that business parking in a residential zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the condition contained in the accompanying Petition for Special Exception.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Taylor McLean, Esquire
People's Counsel

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-375-SPHX

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

TOWSON TIMES,

[Signature]
Publisher

38.25

86-375-SPHX

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: R-1 Date of Posting: 3/10/86
Posted for: Special Exception + Special Hearing
Petitioner: Jo Ann Keil
Location of property: 121 York Rd., 121 York Rd., 2331 York Rd.
Location of Signs: On West Green by D. St. Property, all above 2 E. Greenway, on D. St. at Baltimore
Remarks: _____
Posted by: [Signature] Date of return: 3/11/86
Number of Signs: 4

Case No. 86-375-SPHX

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner's Attorney
Jo Ann Keil

Received by: *[Signature]*
Chairman, Zoning Planning
Advisory Committee

Ms. Jo Ann Keil
P.O. Box 4056
Timonium, Maryland 21093

February 28, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Election District
Jo Ann Keil - Petitioner
Case No. 86-375-SPHX

TIME: 1:30 p.m.
DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018396
DATE: 2/10/86 ACCOUNT: 01-615-1000
AMOUNT: \$ 200.00
RECEIVED: 2331 York Rd.
Sp. Ex. + Sp. H. # 304
VALID FOR SIGNATURE OF CAMPER

BY OF NOTICE MAILED 3/26/86

ROYSTON, MUELLER, McLEAN & REID

ATTORNEYS AT LAW
SUITE 600
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(410) 823-1800

OF COUNSEL
CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. ASKEW

March 26, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and
Petition for Special Hearing
86-375 SPHX, Item 304

Dear Sir:

Please enter my appearance as attorney for the Petitioner on the above-referred to matters.

Sincerely,
[Signature]
R. Taylor McLean

RTMcL:tmj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-375-SPHX

The CRG plan was approved on March 5, 1985 (File # VIII-439).

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 304 -ZAC- Meeting of March 4, 1986
Property Owner: Jo Ann Keil
Location: E/S York Road, 121 feet of S centerline Talbot Ave.
Existing Zoning: R.O. and D.R. 3.5
Proposed Zoning: Special Exception for Class B Office Building in an R.O. zone and Special Hearing to approve business parking in a residential zone in accordance with section 409.4

Acres: 1.09
District: 15th

Dear Mr. Jablon:

Please use the CRG comments for item number 304.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204Ms. Jo Ann Keil
P. O. Box 4056
Timonium, Maryland 21093RE: Item No. 304 - Case No. 86-375-SPHX
Petitioner - Jo Ann Keil
Special Hearing and Special Exception
Petitions

Dear Ms. Keil:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petitions. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

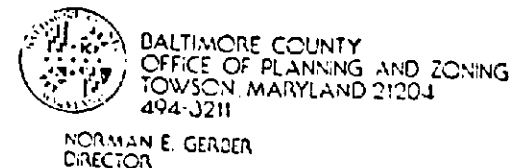
These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 5, 1986

Re: Zoning Advisory Meeting of March 4, 1986

Item # 304
Property Owner: JO ANN KEIL
Location: E/S YORK RD. 121' S. OF E
TALBOT AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ County Review Group Meeting is required.
- ☒ County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangements is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 3/1/86.
- ☒ Landscaping must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

THE CRG PLAN WAS APPROVED 3/5/86
SEE FILE # VIII-439

cc: James Hoswell

Eugene A. Boser
Chief, Current Planning and Development

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 6, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Baltimore County
Item # 304
Property Owner: Jo
Ann Keil
Location: E/S York Rd.
(Route 45) 121' S of
centerline Talbot Ave.
Existing Zoning: R.O.
and D.R. 3.5
Proposed Zoning: Spec.
Exception for Class B
Office Bldg., in an
R.O. zone and Special
Hearing to approve business
parking in a residential
zone in accordance with
Section 409.4
Acres: R.O. = .98
D.R. 3.5 = .54
District: 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 2/10/86, for the York Road Office Building, the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until S.H.A. Permit is applied for, and a Bond or Letter of credit is posted to guarantee construction.

Very truly yours,

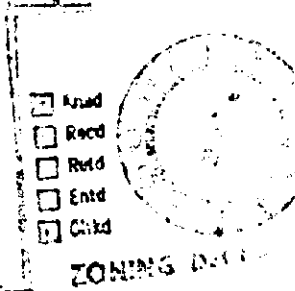
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 717 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: March 4, 1986

PROJECT NAME: 2331 York Road Office Building	PLAN	XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-439	PLAN EXTENSION	
	REVISED PLAN	
	PLAT	

The Office of Planning has reviewed the subject plan, revised February 25, 1986, and submits the following comments:

This project is located within a proposed deficient traffic area controlled by the "E" level of service intersection at York Road and Padonia Road. This deficient area is an element of the Basic Services Maps which were adopted by the County Council March 3, 1986.

Bill 178-79 requires that no building permit shall be issued or plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, building permits would not be issued until capacity becomes available.

The layout and circulation pattern for the parking deck must be clearly indicated on the plan. ~~elevations for the parking deck are required.~~

Development in R.O. zones must be reviewed to ensure that it is compatible with surrounding uses. In an effort to make this project more compatible with the adjacent buildings on York Road, the architect should consider softening the impact of the proposed building by making the building appearance more domestic in scale.

The planting in front of the building on York Road should be comprised of large trees to reduce the mass of the building.

The dumpster pad must be screened as per the Landscape Manual.

The landscape requirement calculations must be rounded up individually. The correct tree requirements should be 6 trees for the road frontage, and 5 trees for the on-grade parking spaces for a total requirement of 11 trees, 8 of which must be major deciduous.

A final landscape plan must be approved by this office prior to issuance of building permits. The required planting in the R.I.A. buffer area will be examined in detail at final landscape plan stage. The calculations must be in compliance with Section IX of the Landscape Manual. This planting requirement is in addition to the road frontage and parking requirements.

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

DATE: March 5, 1986

PROJECT NAME: 2331 YORK ROAD OFFICE BUILDING
PLAN: 2/10/86
LOCATION: E/S York Rd., 100' S of Talbot Ave.
DEVELOPMENT PLAN:
DISTRICT: 8th Election District
PLAT:

1. Correct the R.O./D.R.3.5 zoning line to 210' E of the centerline of York Road. Adjust gross R.O. site for the A.O.S. and F.A.R. Also, correct and include the B.L. zone line on the S/S of the site.

A.O.S. - Separate on-grade areas from balconies and on the balconies show the calculations that the area allowed is not exceeding 2X the open vertical area of all open sides.

3. F.A.R. - The allowed floor area ratio of .5 may be exceeded by 300-400 square feet. Show the parking as on-grade and underground.

4. A separate underground parking plan should be provided on the site plan and the outline clearly marked.

5. On the elevations show the highest natural grade and the vertical distance to the highest point on the building. Policy RM-6

6. A Special Exception for a Class "B" Office Building and a Special Hearing for commercial parking in a D.R.3.5 zone has been filed in the Zoning Office on 2/20/86 under Item #304. If either the C.R.G. or the zoning hearing plans are revised, the plans in the other process should be kept up to date.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:rbg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle
FROM: Charles K. Weiss
SUBJECT: 2331 York Road Office Bldg.
CRG 3/5/86

Date: February 21, 1986

Baltimore County does not provide commercial refuse collection.
However, the dumpster site as shown is appropriate as to location as long as collection is made prior to business hours so as not to obstruct traffic on York Road.

CKW/KRA/rob

CPS-302

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

2331 YORK ROAD OFFICE BLDG

Subdivision Name, Section and/or Plat

2331 Associates	Developer and/or Engineer	Daft McCune Walker
Rock Raven	Watershed	1
No. of Lots or Units	Total Acreage	1.5
	Public Water	Public
	Public Sewer	Public

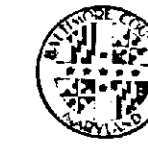
COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached *see letter 3-3-86*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The elevating will must be backfilled by a licensed well driller prior to grading and a well abandonment report submitted to the Bureau of Environmental Services.

SS 783R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: FEBRUARY 24, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: 2331 YORK ROAD OFFICE BUILDING

PROJECT NUMBER: CRG AGENDA 3/5/86, 10:00 AM

LOCATION: YORK ROAD AND TALBOT STREET

DISTRICT # 8

COMMENTS:

File: CRG COMMENTS

Page 1

Report: CRG COMMENTS

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

CRG 09
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. FIRE HYDRANTS AT 300' INTERVALS.

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: March 4, 1986
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: 2331 York Road Office Building C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: York Road & Talbott Avenue RECORD PLAT:

The paint markings for the two driveway approach lanes to York Road need to be shown.

As the architectural drawings are prepared for the proposed ramps between parking levels, it will be necessary to make provisions in the design for sight distance where the walls are shown on the plan.

C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRW/GAU/bld

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Waxfield, C.R.G. Date: February 21, 1986
FROM: Charles E. Burnham, Chief, Building Plans Review C.R.G.
SUBJECT: 2331 York Road Office Building, District 8 CL

The proposed construction shall comply with the 1984 Editions of the B.O.C.A. Basic National Building, Mechanical and Energy Codes, as amended and adopted in Council Bill 17-85. It shall also comply throughout to the State Handicapped Code 1985 Edition including A.N.S.I. - A117.1 - 1980.

Separate permits are required for removal of existing structures; new elevators, retaining walls, paving, area lights, etc., etc. See the permit fee list for various other permits. It can be obtained in Room 100 at this address.

Show exit discharge from balcony.

Parking against the building may require deeper sidewalks if any doors exit on to the sidewalk. When vehicles back into the parking spaces instead of head in parking, exit doors are blocked shut.

A review of the construction plans for code compliance will be conducted when the plans are submitted for permits.

CEB/vw



Maryland Department of Transportation
State Highway Administration

RECEIVED
FEB 24 1986
BUREAU OF PUBLIC SERVICES

William K. Hallmann
Secretary
Hal Kassoff
Administrator

February 20, 1986

Re: Baltimore County
CRG Meeting 3/5/86
County Office Building
"York Road Office"
E/S #2331 York Road
Maryland Route 45
145' south of
Talbott Avenue

Dear Mr. Markle:

On review of the submittal of 1/22/86, for the York Road Office Building, the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until S.H.A. Permit is applied for and a Bond or Letter of Credit is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1330
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203-0717

CRG MEETING OF MARCH 5, 1986
York Road Office Building

1. 24 10 year peak SWM is required.

2. Infiltration of runoff from the one inch storm must be investigated at final design. As much impervious area as possible should be directed to any infiltration device.

James L. Voshell
2/10/86

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 26, 1986
FROM: EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

PROJECT NAME: York Road Office Building
PROJECT NUMBER: #86020
LOCATION: 2331 York Road at Talbott Street
DISTRICT: 8C4

The Plan for the subject site, dated January 22, 1986 and revised February 10, 1986 has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction.

Project #86020
York Road Office Building
Page 2
February 26, 1986

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Ramps shall be provided for physically handicapped persons at all street intersections.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring in fee of said rights-of-way - both onsite and offsite - and the design in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabil-

Project #86020
York Road Office Building
Page 3
February 26, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

zation could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Sediment control provisions will be required for the building permit application and for any grading involved.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The 12-inch water service should tie-in to the 12-inch main in York Road.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EAM:GDL:es

cc: File



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Connors-Jari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Jo Ann Kell

Location: ES York Road, 121' S centerline Talbot Avenue

Item No.: 304

Zoning Agenda: Meeting of 3-4-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: Noted and Approved:
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

March 6, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 304 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jo Ann Keil

Location: E/S York Road, 121 feet S of c/l of Talbot Avenue

District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: See attached County Review Group comments.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G.

Date: April 23, 1985

FROM: C. E. Burnham, Building Plans Review 02.13

SUBJECT: York/Talbott Office Building

- 1) Razing permits are required for existing structure (s).
- 2) The 1st. floor and possibly the basement shall be made accessible to the handicapped. See the 1/1/85 Edition of the Code of Maryland Regulations 05.01.07.06. Also, the A.N.S.I. Std. A117.1 - 1980 which is now State law under the above noted regulations. The accessibility and useability of the site and the structure will be required to comply. A new State Legislative Bill setting penalties for violation or failure to comply has been enacted. H.B. #257.
- 3) The 1984 B.O.C.A. Basic National Building, Mechanical, and Energy Codes have been adopted under Bill #17-85 and become effective on April 22, 1985.

CEB/vw

WASHINGTON STREET

TALBOTT AVENUE

YORK ROAD

LINCOLN STREET

EDWARD & MARY WIRTZ
2381/0556

EX. OFFICE

EX. RESIDENCE

EX. RESIDENCE

PROPOSED 2-STORY
OFFICE BUILDING

EX. 2 STY BRICK
VACANT DWELLING
J.A. KAVANAGH
2454/409

PROPOSED PARKING AREA

CATHERINE AMOS
1277/2227

EX. FRAME
GARAGE

EX. 2 STY STONE
RESIDENCE

EX. 1 STY STONE
DWELLING

EX. BLOCK
GARAGE TO BE
REMOVED

EX. BLOCK
GARAGE TO BE
REMOVED

EX. POOL
(FILLED)
TO BE
REMOVED

EX. COOL
DECK TO BE
REMOVED

EX. STONE
HOUSE

EX. STONE
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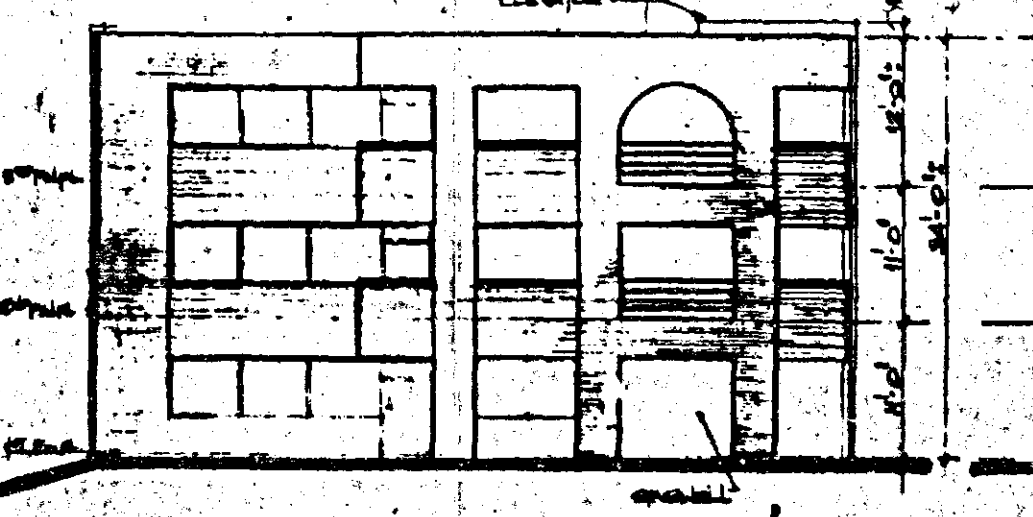
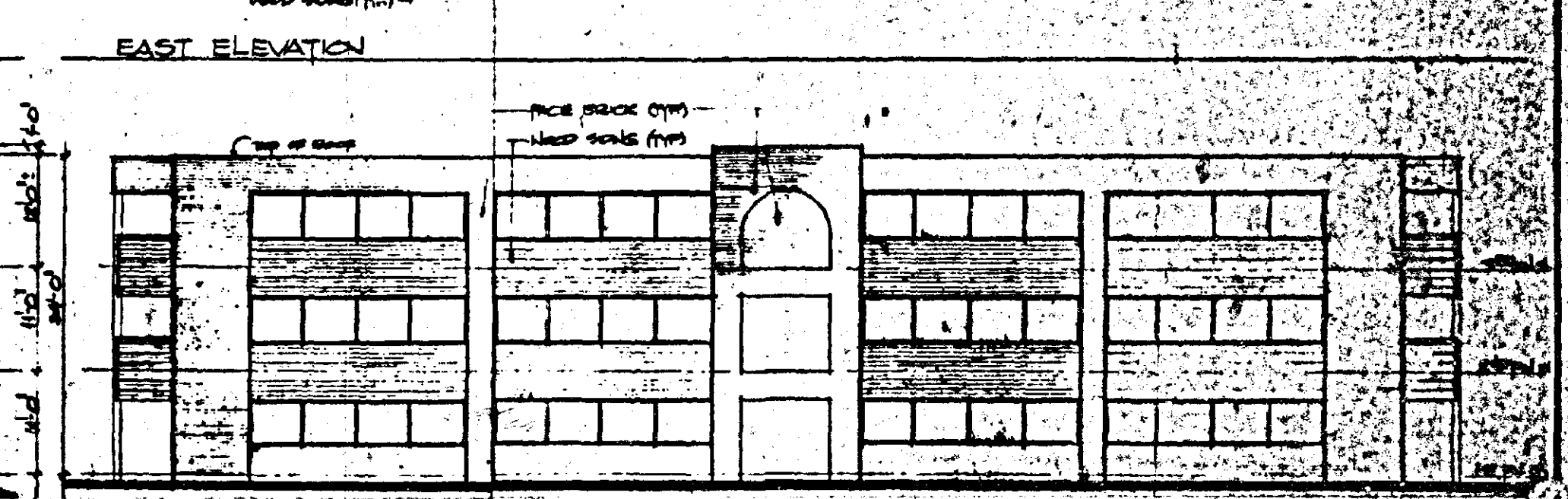
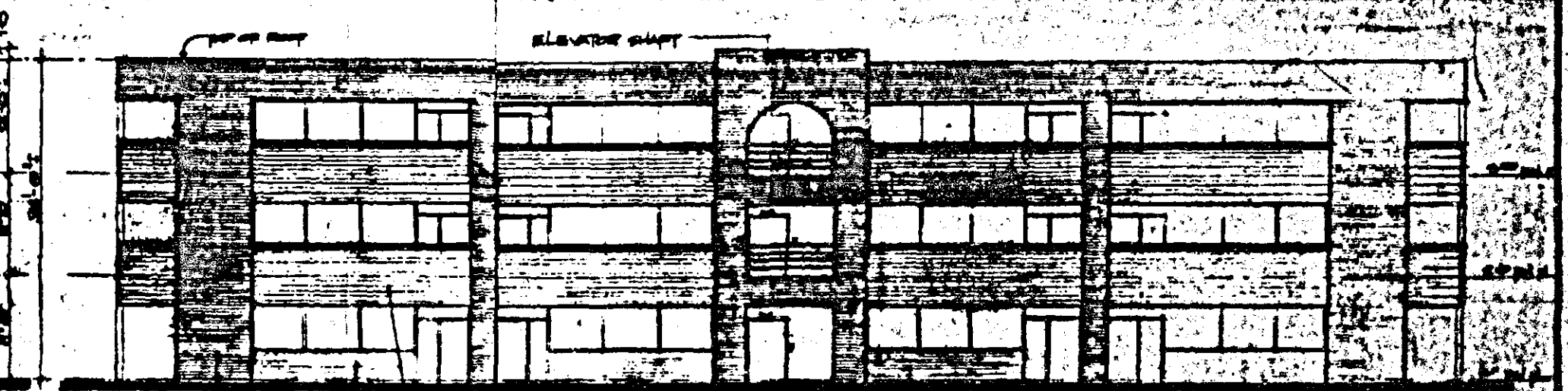
EX. STONE
HOUSE

PETITIONER'S
SUBMIT

- Baltimore County Boarding Regulations, Section 405.6 Business
Parking in a Business Zone:
- The land so used is adjoining the business
zone.
 - Only passenger vehicles, including buses, will use
the parking area.
 - No loading, service or any use other than parking
shall occur.
 - Signage shall be located at the location,
direction, hour of illumination, size and
intensity as required.
 - Signage shall be provided in accordance with the
Baltimore County Landscape Manual adopted pursuant
to Section 12-103 of Title 12 of the Baltimore
County Code.
 - A paved surface, properly drained, shall be
provided.
 - Lighting and area of operation, provision for
maintenance and removal of snow shall be
provided and shown on the plan.

General Notes
Developer/Applicant: 2331 Association
215 East Joppa Road
Towson, Maryland 21204
(301) 337-4199
Planning District: Councilmanic District 4; Census Tract 405.05.
Neighborhood: 111 Subdivided 31.
Site Data:
Area:
Gross = 0.72 Acres B-0
Net = 0.64 Acres B-0
Proposed Use: Medical Office
Floor Area Ratio:
Permitted = 0.75 Acres (43,365 S.F.) x 0.5 = 21,682 S.F.
Proposed = 21,444 S.F. = 0.50 F.A.R. (Adjusted gross)
Amenity Open Space:
Required = 42,260 x 0.25 = 10,565 S.F.
Provided = 14,399 S.F. (Includes second and
third floor balconies.)

- Parking:
Required = 21,444 S.F. @ 1/300 S.F. = 71.48 = 72 Spaces
Provided = 98 (Includes 4 required handicap spaces.)
Landscape Requirements:
Required = 210 L.F. Fringe @ 1/40 L.F. = 5.25
52 On-Grade Parking Spaces @ 1/12 = 4.33
Total = 9.58 = 10
(5 Major Plantings)
Buffer planting and screening will be in accordance with
Landscape Manual requirements.
5. Any existing wells or septic areas will be abandoned in accordance
with Baltimore County Health Department standards.
6. Soils:
Soil Series: Hydco With Without Streets
Class: C2a Basements Basements & Parking
Baltimore Silt: S Slight Slight Slight
Loam (Pm2)
7. Vegetation consists of lawn areas and scattered ornamental plantings
which will be removed.
8. There are no existing streams, springs, bodies of water or flood
plains on this property.
9. The existing dwelling and out buildings are not historically
significant and will be removed.
10. Current Ownership: Jo Ann Keil
P.O. Box 4056
Towson, Md. 21203
Deed Reference: Liber 6747 Folio 0007
Property Number: 08-11-018500
11. Estimated Average Daily Trips:
21,344 S.F. @ 75/1,000 S.F. = 1,601 A.D.T.'s
12. The no. 9 and no. 18 M.T.A. buses serve this area of York Road.
13. Stormwater will be managed by an underground facility as shown on
the plan.
14. There are no known wetlands, critical areas, archeological sites,
endangered species habitats or hazardous materials on the site.
15. Anticipated hours of operation are 8:00 a.m. to 6:00 p.m. Number of
employees is anticipated to be 30.
16. Business signage will be attached to the buildings and is limited to
8 square feet in area.
17. Parking in the D.M. 3.5 zone is subject to the outcome of a special
hearing. A petition has been filed.
18. Estimated Daily Sewer Flow = 21 S.F. @ 0.42 G.P.D. = 13,254 G.P.D.



PRINTED
FEB 20 1996
DAFT - McCUNE - WALKER, INC.
DAFT - McCUNE - WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
230 E. JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (410) 296-3333

YORK ROAD OFFICE BUILDING
2331 YORK ROAD
PLAT TO ACCOMPANY REQUEST FOR
SPECIAL EXCEPTION AND SPECIAL HEARING
PUBLIC SERVICES C.R.N. 00020
PLANNING C.R.N. 304

SCALE: 1" = 20'
JOB ORDER NO. 85024
ISSUE DATE JANUARY 23, 1996

DATE: 2-19-96 BY: S.W. H.B.
REVISIONS:

WASHINGTON
STREET

TALBOTT AVENUE

EX 8-W (49-081)

10

PROPOSED 2-STORY
OFFICE BUILDING

100

394

REM
EX. 510

10

12



390

—

POSE
TH UN
FIN

31 57
297..

750

7-12

744

1000

RETAINING WALLS

MAC. PARKING AE

100

100

B.L.

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2

Personal Notes

Developer/Applicant: 2311 Associates
315 East Joyce Road
Tucson, Arizona
(602) 537-4790

Planning District 8; Community District
Waterford II, Subdivided 31.

Site Notes:

Arranger:

Acres = 0.75 Acres B-6
Acres P.D. 3.3
Use = 0.68 Acres B-6
0.64 Acres P.D. 3.5

Proposed Use: Medical Office

Floor Area Ratio:

Permitted = 0.75 Acres (41,500 sq. ft.)
Proposed = 21,234 sq. ft. = 0.62

Amenity Use Space:

Required = 42,000 sq. ft. = 0.25 = 1
Provided = 44,399 sq. ft. = 1

Part 8g:

Required = 21,344 S.F. @
Provided = 92 (Includes 4

Landscape Requirements:

Required = 210 L.F. Front
52 On-Grade Pk

Buffer planting and screening
Landscape Manual requirements

5. The existing wall will be abandoned

6. Soils: Limit

Soil Series	Hydro	With
And, Entisol	Class	Restrictions
Baltimore Silt Loam (AmB2)	B	Slight.

7. Vegetation consists of lawn areas and which will be removed.

8. There are no existing streams, springs or wetlands on this property.

9. The existing dwelling and out building

12 Spaces
)

0.25
ball
0.58 = 10
solicitors)

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ere
rking

ight
stings

4

LOCATION 1

SCALE 1:120,000

(floor balconies.) 1030 S.E.
 4.)
 distance, provided an
 id make the total
 destroyed portions
 open sides.

N 36° 00'
 W 40° 00'

10. Current Ownership: Jo Ann Keil
 PO BOX 4054
 Tullahoma, M.D.
 Deed Reference: Liber 6747 Police
 Property Number: 018-0118500
 11. Estimated Average Daily Trips:
 21,344 ± v.p. @ 751,000 R.F.
 12. The no. 9 and no. 18 M.T.A. busen serve
 13. Stormwater will be managed by an under
 the plan.
 14. There are no known wetlands, critical
 endangered species habitats or hazardou
 15. Anticipated hours of operation are 8:00
 employees is anticipated to be 30.
 16. Business signage will be attached to th
 8 square feet in area.
 17. Parking in the D.R. 3.5 zone is subject
 hearing. A petition has been filed. It
 18. Estimated Daily Sewer Flow = 21,344

21013
0007

1,601 A.D.T.'s
this area of York Road.
ground facility as shown on
terras, archeological sites,
materials on the site.
0 a.m. to 6:00 p.m. Number of
buildings and is limited to
to the outcome of a special
S.F. # 0.62 G.F.D. = 13,254 G.F.D.

Architectural drawing of the East Elevation of a building. The drawing shows a multi-story structure with a central vertical element and horizontal bands of windows. Annotations include "EAST ELEVATION" at the top right, "BRICK (75%)" and "WOOD SCALES (25%)" with arrows pointing to the central vertical element, and "EAST ELEVATION" at the bottom center. A vertical dimension line on the left is labeled "10" and "12".



Architectural drawing of a building facade, showing a long, low structure with multiple windows and a central entrance area. The drawing is labeled "FACADE" and includes a scale bar.

[illegible]

Architectural drawing of the south elevation of the Daft-McCune-Walker House. The drawing shows a two-story structure with a central arched window on the upper level and a central door on the lower level. The roof is labeled "ELEVATION" and the drawing is dated "MAR 21 1901". The name "DAFT-MCCUNE-WALKER" is written in the top right corner. The drawing is signed "H. S. S." in the bottom right corner.

2331 YORK ROAD
 PLAT TO ACCOMPANY REQUEST
 SPECIAL EXCEPTION AND SPECIAL

PUBLIC SERVICES C.R.G. No. 00020
 PLANNING C.R.G. No. _____

		SCALE
DATE	REVISION	
3-12-86	SMALL MAP	
3-12-86	Revised map with C.R.G. plan	

WASHINGTON STREET

TALBOTT AVENUE

YORK ROAD

LINCOLN STREET

General Notes

- Developer/Applicant: 2331 Associates
513 East Joppa Road
Towson, Maryland 21204
(301) 337-6990
- Election District 8; Councilmanic District 4; Census Tract 4085.03.
- Watershed 11; Subwatershed 32.
- Site Data:

Acres:

Gross = 0.98 Acres R-0
0.54 Acres D.B. 3.5
Net = 0.85 Acres R-0
0.54 Acres D.B. 3.5

Proposed Use: Medical Office

Floor Area Ratio:

Permitted = 0.98 Acres (42,684 S.F.) x 0.5 = 21,344 S.F.
Proposed = 21,844 S.F. = 0.62 P.A.R. (Adjusted Allowed)

Amenity Open Space:

Required = 42,684 x 0.25 = 10,675 S.F.
Provided = 14,399 S.F. (Includes second and third floor balconies - 1050 S.F. = 13,349 S.F.)

The area of amenity open space provided on the second and third floor balconies of the building is to be used for the parking of cars and bicycles and for the open and partially open sides.

Parking:

Required = 21,344 S.F. @ 1/300 S.F. = 71.2 = 72 Spaces
Provided = 90 (Includes 4 required handicap spaces.)

Landscape Requirements:

Required = 210 L.F. Frontage @ 1/40 L.F. = 5.25
52 On-Grade Parking Spaces @ 1/12 = 4.33
Total = 9.58 = 10
(5 Major Deciduous)

Buffer planting and screening will be in accordance with Landscape Manual requirements.

5. The existing well will be abandoned by a licensed well driller.

6. Soils:

Soil Series and Symbols	Hydro Class	With Basements	Without Basements	Streets & Parking
Baltimore Silt Loam (Sas2)	B	Slight	Slight	Slight

7. Vegetation consists of lawn areas and scattered ornamental plantings which will be removed.

8. There are no existing streams, springs, bodies of water or flood plains on this property.

9. The existing dwelling and out buildings are not historically significant and will be removed.

10. Current Ownership: Jo Ann Kell
R.O. Box 4026
Timonium, Md. 21093

Deed Reference: Liber 6747 Folio 0007

Property Number: 08-11-018500

11. Estimated Average Daily Trips:

21,344 S.F. @ 75/1,000 S.F. = 1,601 A.D.T.'s

12. The no. 9 and no. 18 M.T.A. buses serve this area of York Road.

13. Stormwater will be managed by an underground facility as shown on the plan.

14. There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.

15. Anticipated hours of operation are 8:00 a.m. to 6:00 p.m. Number of employees is anticipated to be 30.

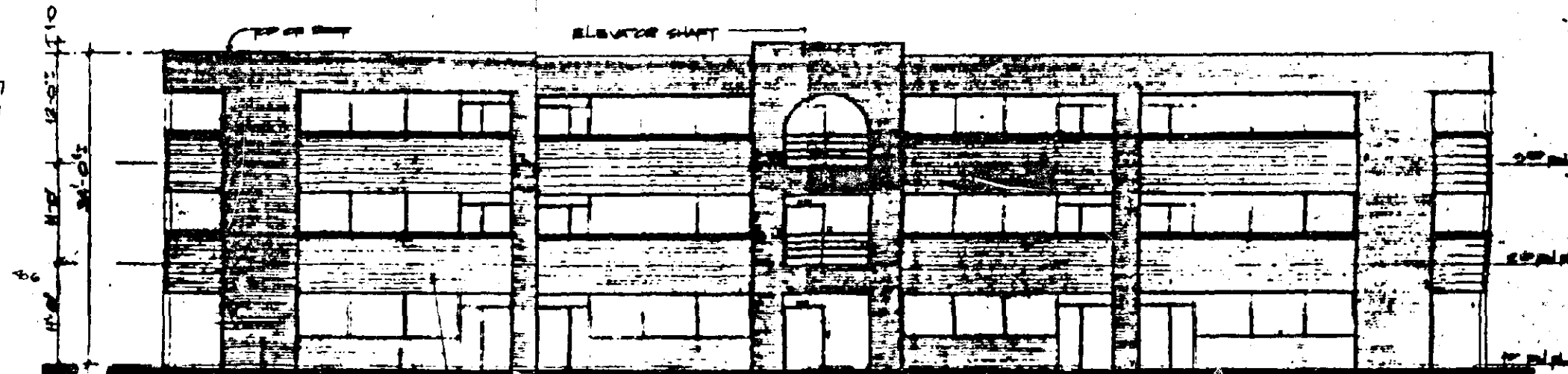
16. Business signage will be attached to the buildings and is limited to 8 square feet in area.

17. Parking in the D.B. 3.5 zone is subject to the outcome of a special hearing. A petition has been filed (Item # 2047).

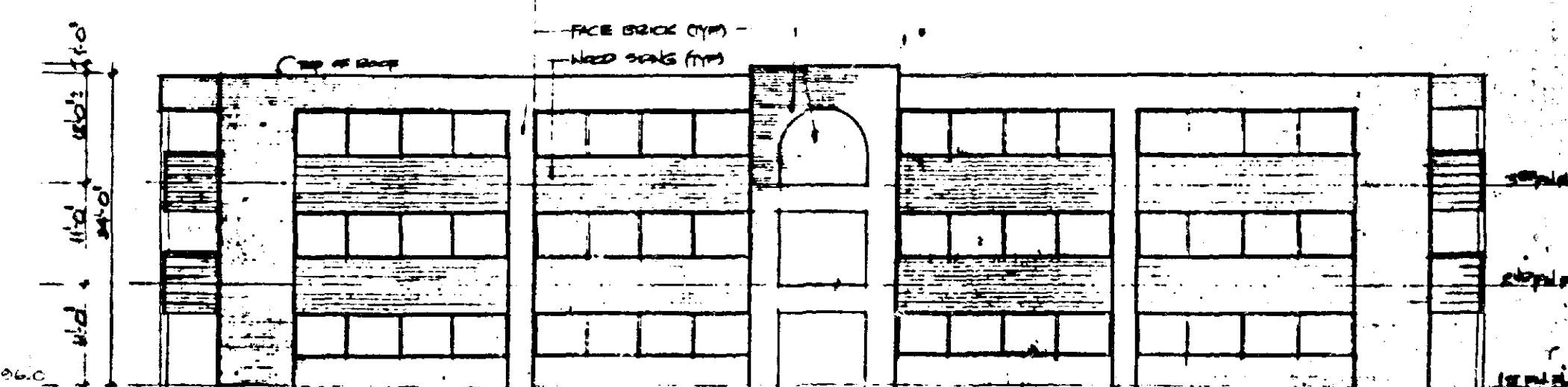
18. Estimated Daily Sewer Flows = 21,344 S.F. @ 0.62 G.P.D. = 13,234 G.P.D.



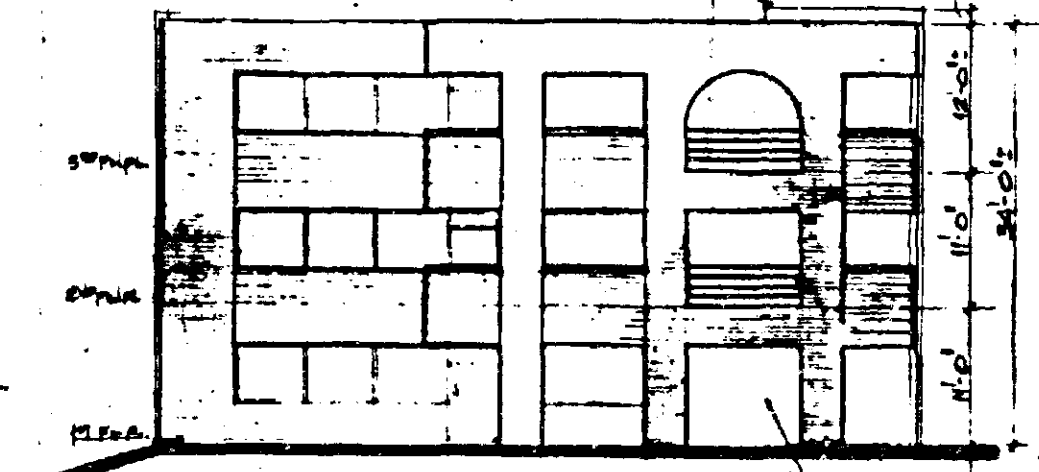
LOCATION PLAN
SCALE: 1" = 2000'



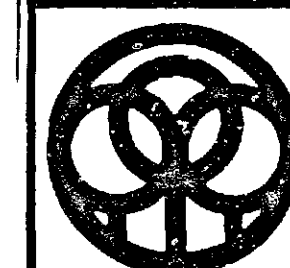
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



IMAFT - McCune - Walker Inc.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

YORK ROAD OFFICE BUILDING
2331 YORK ROAD

PUBLIC SERVICES C.R.G. No. 86020
PLANNING C.R.G. No.



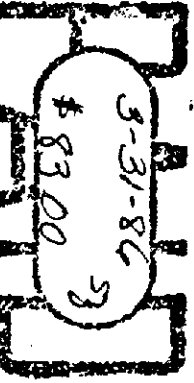
SCALE: 1" = 20'
JOB ORDER NO.
85026
ISSUE DATE
JANUARY 22, 1986

DATE	REVISIONS
2-10-86	2ND H.O.
2-20-86	CALCULATIONS
2-25-86	FINAL MARKINGS, R.I.T. GRADES

AMENITY OPEN SPACE

MAP 11-1-15
3D
E.D. 8
DATE 11-1-87
DOC 12
1000
DP

Jo Ann Keil
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Elec. Dist.



86-375-SPHX
304

PETITION FOR SPECIAL EXCEPTION

304
86-375

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class B Office Building in an R.O. Zone.

MAP 11-1-15
3D
E.D. 8
DATE 11-1-87
DOC 12
1000
DP

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Jo Ann Keil
Signature	(Type or Print Name)
Address	Signature
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
(Type or Print Name)	P. O. Box 4056
Address	252-5279
Signature	Address
City and State	Timonium, Maryland 21093
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	George E. Gavrellis
	Daft-McCune-Walker, Inc.
	200 East Pennsylvania Avenue
	Towson, Maryland 21204 296-3333
	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1986, at 1:30 o'clock.

Carol J. Jones
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

86-375

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Business Parking in a Residential Zone in accordance with Section 409.4.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Jo Ann Keil
Signature	(Type or Print Name)
Address	Signature
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
(Type or Print Name)	P. O. Box 4056
Address	252-5279
Signature	Address
City and State	Timonium, Maryland 21093
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	George E. Gavrellis
	Daft-McCune-Walker, Inc.
	200 East Pennsylvania Avenue
	Towson, Maryland 21204 296-3333
	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1986, at 1:30 o'clock.

Carol J. Jones
Zoning Commissioner of Baltimore County.

(over)

Description To Accompany Petition For Special Exception And Special Hearing

For Property Situate On The Northeast Side Of York Road,

Southeast Of Talbot Avenue,

8th Election District, Baltimore County, Maryland

Parcel "A", Special Exception

Beginning for the same on the northeast side of York Road, 80 feet wide, at a point distant 121 feet more or less measured on said northeast side of York Road from its intersection with the centerline of Talbot Avenue, 40 feet wide, thence leaving said place of beginning and running and binding on said northeast side of York Road, (1) South 18 degrees 17 minutes 43 seconds East 211.83 feet, thence leaving said northeast side of York Road and running, (2) North 79 degrees 17 minutes 17 seconds East 171.50 feet to intersect the dividing line between the land zoned R0 and the land zoned DR 3.5 as shown on the Comprehensive Zoning Map for Baltimore County, thence running and binding on a part of said dividing line, (3) North 18 degrees 17 minutes 43 seconds West 211.83 feet, thence leaving said dividing line and running, (4) South 79 degrees 17 minutes 17 seconds West 171.50 feet to the place of beginning.

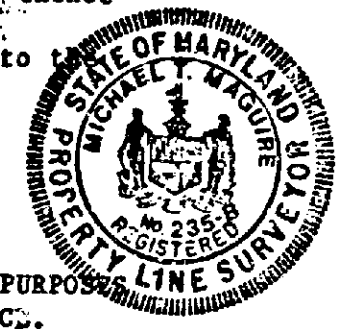
Containing 0.83 Acres of land more or less.

Parcel "B", Special Hearing

Beginning for the same at the end of the third of the three following courses and distances measured from the point formed by the intersection of the northeast side of York Road, 80 feet wide, with the centerline of Talbot Avenue, 40 feet wide, (1) binding on said northeast side of York Road, South 18 degrees 17 minutes 43 seconds East 121 feet more or less, thence (2) North 79 degrees 17 minutes 17 seconds East 171.50 feet, and thence (3) South 18 degrees 17 minutes 43 seconds East 80.00 feet to a point situate in the dividing line between the land zoned R0 and the land zoned DR 3.5 as shown on the Comprehensive Zoning Maps for Baltimore County, thence running and binding on part of said dividing line, (1) South 18 degrees 17 minutes 43 seconds East 113.00 feet, thence leaving said dividing line and running the three following courses and distances viz: (2) North 71 degrees 42 minutes 17 seconds East 25.00 feet, thence (3) North 18 degrees 17 minutes 43 seconds West 113.00 feet, and thence (4) South 71 degrees 42 minutes 17 seconds West 25.00 feet, to the place of beginning.

Containing 0.06 Acres of land more or less.

NOTE: THESE DESCRIPTIONS HAVE BEEN PREPARED FOR ZONING PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONVEYANCE.
Our Job Number: 85026 (OD:185026)
February 19, 1986



PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING

8th Election District

LOCATION: East Side of York Road, 121 feet South of Talbot Avenue (2331 York Road)

DATE AND TIME: Monday, March 31, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building in a R.O. Zone

Petition for Special Hearing to approve business parking in a residential zone

Being the property of Jo Ann Keil, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL EXCEPTION : OF BALTIMORE COUNTY
E/S York Rd., 121' S of Talbot :
Ave. (2331 York Rd.) :
8th District :
JO ANN KEIL, Petitioner : Case No. 86-375-SPHX

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Jo Ann Keil, P. O. Box 4056, Timonium, MD 21093, Petitioner; and George E. Gavrellis, Daft-McCune-Walker, Inc., 200 E. Pennsylvania Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

March 24, 1986

Ms. Jo Ann Keil
P.O. Box 4056
Timonium, Maryland 21093

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Election District
Jo Ann Keil - Petitioner
Case No. 86-375-SPHX

Dear Ms. Keil:

This is to advise you that \$83.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018551

DATE 3/21/86 ACCOUNT P-01-515-XXX
SIGN & POSTIN RETURNED AMOUNT \$ 83.00

RECEIVED FROM 2331 Associates

FOR Advertising & Posting re Case 86-375-SPHX

831100000330018 031100

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that the Petition for Special Exception for a Class B office building in an R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and to be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Taylor McLean, Esquire
People's Counsel

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve business parking in a residential zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that business parking in a residential zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the condition contained in the accompanying Petition for Special Exception.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Taylor McLean, Esquire
People's Counsel

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-375-SPHX

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

TOWSON TIMES,

[Signature]
Publisher

38.25

86-375-SPHX

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: R-11 Date of Posting: 3/10/86
Posted for: Special Exception + Special Hearing
Petitioner: Jo Ann Keil
Location of property: 121 York Rd., 121 York Rd., 2331 York Rd.
Location of Signs: On West Green by D. St. Property, all above 2 E. Greenway, on D. St. at Baltimore
Remarks: _____
Posted by: [Signature] Date of return: 3/11/86
Number of Signs: 4

Case No. 86-375-SPHX

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner's Attorney
Jo Ann Keil

Received by: *[Signature]*
Chairman, Zoning Planning
Advisory Committee

Ms. Jo Ann Keil
P.O. Box 4056
Timonium, Maryland 21093

February 28, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
E/S York Rd., 121' S of Talbot Ave.
(2331 York Rd.)
8th Election District
Jo Ann Keil - Petitioner
Case No. 86-375-SPHX

TIME: 1:30 p.m.
DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018396

DATE: 2/10/86 ACCOUNT: 01-615-1000

AMOUNT: \$ 200.00

RECEIVED BY: 2331 York Rd. Sp. Ex. + Sp. H. # 304

VALID FOR SIGNATURE OF CARRIER

BY OF NOTICE MAILED 3/26/86

ROYSTON, MUELLER, McLEAN & REID

ATTORNEYS AT LAW
SUITE 600
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(410) 823-1800

OF COUNSEL
CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. ASKEW

March 26, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and
Petition for Special Hearing
86-375 SPHX, Item 304

Dear Sir:

Please enter my appearance as attorney for the Petitioner on the above-referred to matters.

Sincerely,
[Signature]
R. Taylor McLean

RTMcL:tmj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-375-SPHX

The CRG plan was approved on March 5, 1985 (File # VIII-439).

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 304 -ZAC- Meeting of March 4, 1986
Property Owner: Jo Ann Keil
Location: E/S York Road, 121 feet of S centerline Talbot Ave.
Existing Zoning: R.O. and D.R. 3.5
Proposed Zoning: Special Exception for Class B Office Building in an R.O. zone and Special Hearing to approve business parking in a residential zone in accordance with section 409.4

Acres: 1.09
District: 15th

Dear Mr. Jablon:

Please use the CRG comments for item number 304.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204Ms. Jo Ann Keil
P. O. Box 4056
Timonium, Maryland 21093RE: Item No. 304 - Case No. 86-375-SPHX
Petitioner - Jo Ann Keil
Special Hearing and Special Exception
Petitions

Dear Ms. Keil:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petitions. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

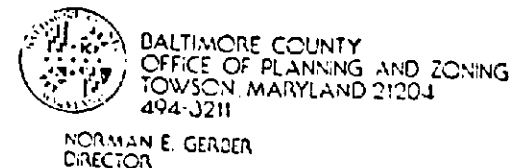
These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 5, 1986

Re: Zoning Advisory Meeting of March 4, 1986

Item # 304
Property Owner: JO ANN KEIL
Location: E/S YORK RD. 121' S. OF E
TALBOT AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ County Review Group Meeting is required.
- ☒ County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 3/1/86.
- ☒ Landscaping must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

THE CRG PLAN WAS APPROVED 3/5/86
SEE FILE # VIII-439

cc: James Hoswell

Eugene A. Boser
Chief, Current Planning and Development

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Karsoff
Administrator

March 6, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Baltimore County
Item # 304
Property Owner: Jo
Ann Keil
Location: E/S York Rd.
(Route 45) 121' S of
centerline Talbot Ave.
Existing Zoning: R.O.
and D.R. 3.5
Proposed Zoning: Spec.
Exception for Class B
Office Bldg., in an
R.O. zone and Special
Hearing to approve business
parking in a residential
zone in accordance with
Section 409.4
Acres: R.O. = .98
D.R. 3.5 = .54
District: 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 2/10/86, for the York Road Office Building, the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until S.H.A. Permit is applied for, and a Bond or Letter of credit is posted to guarantee construction.

Very truly yours,

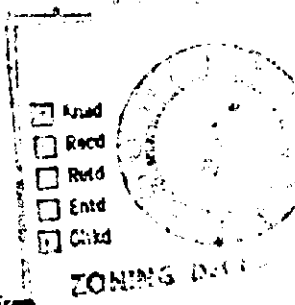
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 717 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: March 4, 1986

PROJECT NAME: 2331 York Road Office Building	PLAN	XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-439	PLAN EXTENSION	
	REVISED PLAN	
	PLAT	

The Office of Planning has reviewed the subject plan, revised February 25, 1986, and submits the following comments:

This project is located within a proposed deficient traffic area controlled by the "B" level of service intersection at York Road and Padonia Road. This deficient area is an element of the Basic Services Maps which were adopted by the County Council March 3, 1986.

Bill 178-79 requires that no building permit shall be issued or plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, building permits would not be issued until capacity becomes available.

The layout and circulation pattern for the parking deck must be clearly indicated on the plan. ~~elevations for the parking deck are required.~~

Development in R.O. zones must be reviewed to ensure that it is compatible with surrounding uses. In an effort to make this project more compatible with the adjacent buildings on York Road, the architect should consider softening the impact of the proposed building by making the building appearance more domestic in scale.

The planting in front of the building on York Road should be comprised of large trees to reduce the mass of the building.

The dumpster pad must be screened as per the Landscape Manual.

The landscape requirement calculations must be rounded up individually. The correct tree requirements should be 6 trees for the road frontage, and 5 trees for the on-grade parking spaces for a total requirement of 11 trees, 8 of which must be major deciduous.

A final landscape plan must be approved by this office prior to issuance of building permits. The required planting in the R.O. buffer area will be examined in detail at final landscape plan stage. The calculations must be in compliance with Section IX of the Landscape Manual. This planting requirement is in addition to the road frontage and parking requirements.

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

DATE: March 5, 1986

PROJECT NAME: 2331 YORK ROAD OFFICE BUILDING
PLAN: 2/10/86
LOCATION: E/S York Rd., 100' S of Talbot Ave.
DEVELOPMENT PLAN:
DISTRICT: 8th Election District
PLAT:

1. Correct the R.O./D.R.3.5 zoning line to 210' E of the centerline of York Road. Adjust gross R.O. site for the A.O.S. and F.A.R. Also, correct and include the B.L. zone line on the S/S of the site.

A.O.S. - Separate on-grade areas from balconies and on the balconies show the calculations that the area allowed is not exceeding 2X the open vertical area of all open sides.

3. F.A.R. - The allowed floor area ratio of .5 may be exceeded by 300-400 square feet. Show the parking as on-grade and underground.

4. A separate underground parking plan should be provided on the site plan and the outline clearly marked.

5. On the elevations show the highest natural grade and the vertical distance to the highest point on the building. Policy RM-6

6. A Special Exception for a Class "B" Office Building and a Special Hearing for commercial parking in a D.R.3.5 zone has been filed in the Zoning Office on 2/20/86 under Item #304. If either the C.R.G. or the zoning hearing plans are revised, the plans in the other process should be kept up to date.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:rbg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle
FROM: Charles K. Weiss
SUBJECT: 2331 York Road Office Bldg.
CRG 3/5/86

Date: February 21, 1986

Baltimore County does not provide commercial refuse collection.
However, the dumpster site as shown is appropriate as to location as long as collection is made prior to business hours so as not to obstruct traffic on York Road.

CKW/KRA/rob

CPS-302

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

2331 YORK ROAD OFFICE BLDG

Subdivision Name, Section and/or Plat

2331 Associates
Developer and/or Engineer: Daft-McCune-Walker
Rock Raven
Watershed
No. of Lots or Units: 1
Total Acreage: 1.5
Public Water: Public
Sewer: Public

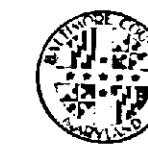
COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached *see letter 3-3-86*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The elevating will must be backfilled by a licensed well driller prior to grading and a well abandonment report submitted to the Bureau of Environmental Services.

SS 783R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: FEBRUARY 24, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: 2331 YORK ROAD OFFICE BUILDING

PROJECT NUMBER: CRG AGENDA 3/5/86, 10:00 AM

LOCATION: YORK ROAD AND TALBOT STREET

DISTRICT: 8

COMMENTS:

File: CRG COMMENTS

Page 1

Report: CRG COMMENTS

CRG 01

PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

CRG 09

ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. FIRE HYDRANTS AT 300' INTERVALS.

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: March 4, 1986
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: 2331 York Road Office Building C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: York Road & Talbott Avenue RECORD PLAT:

The paint markings for the two driveway approach lanes to York Road need to be shown.

As the architectural drawings are prepared for the proposed ramps between parking levels, it will be necessary to make provisions in the design for sight distance where the walls are shown on the plan.

C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRW/GAU/bld

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Waxfield, C.R.G. Date: February 21, 1986
FROM: Charles E. Burnham, Chief, Building Plans Review C.R.G.
SUBJECT: 2331 York Road Office Building, District 8 CL

The proposed construction shall comply with the 1984 Editions of the B.O.C.A. Basic National Building, Mechanical and Energy Codes, as amended and adopted in Council Bill 17-85. It shall also comply throughout to the State Handicapped Code 1985 Edition including A.N.S.I. - A117.1 - 1980.

Separate permits are required for removal of existing structures; new elevators, retaining walls, paving, area lights, etc., etc. See the permit fee list for various other permits. It can be obtained in Room 100 at this address.

Show exit discharge from balcony.

Parking against the building may require deeper sidewalks if any doors exit on to the sidewalk. When vehicles back into the parking spaces instead of head in parking, exit doors are blocked shut.

A review of the construction plans for code compliance will be conducted when the plans are submitted for permits.

CEB/vw



Maryland Department of Transportation
State Highway Administration

RECEIVED
FEB 24 1986
BUREAU OF PUBLIC SERVICES

William K. Hallmann
Secretary
Hal Kassoff
Administrator

February 20, 1986

Re: Baltimore County
CRG Meeting 3/5/86
County Office Building
"York Road Office"
E/S #2331 York Road
Maryland Route 45
145' south of
Talbott Avenue

Dear Mr. Markle:

On review of the submittal of 1/22/86, for the York Road Office Building, the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until S.H.A. Permit is applied for and a Bond or Letter of Credit is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1330
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203-0717

CRG MEETING OF MARCH 5, 1986
York Road Office Building

1. 24 10 year peak SWM is required.

2. Infiltration of runoff from the one inch storm must be investigated at final design. As much impervious area as possible should be directed to any infiltration device.

James L. Vachman
2/10/86

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 26, 1986
FROM: EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

PROJECT NAME: York Road Office Building
PROJECT NUMBER: #86020
LOCATION: 2331 York Road at Talbott Street
DISTRICT: 8C4

The Plan for the subject site, dated January 22, 1986 and revised February 10, 1986 has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction.

Project #86020
York Road Office Building
Page 2
February 26, 1986

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Ramps shall be provided for physically handicapped persons at all street intersections.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring in fee of said rights-of-way - both onsite and offsite - and the design in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabil-

Project #86020
York Road Office Building
Page 3
February 26, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

zation could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Sediment control provisions will be required for the building permit application and for any grading involved.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The 12-inch water service should tie-in to the 12-inch main in York Road.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EAM:GDL:es

cc: File



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Connors-Jari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Jo Ann Kell

Location: ES York Road, 121' S centerline Talbot Avenue

Item No.: 304

Zoning Agenda: Meeting of 3-4-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: Noted and Approved:
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

March 6, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 304 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jo Ann Keil

Location: E/S York Road, 121 feet S of c/l of Talbot Avenue

District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: See attached County Review Group comments.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G.

Date: April 23, 1985

FROM: C. E. Burnham, Building Plans Review 02.13

SUBJECT: York/Talbott Office Building

- 1) Razing permits are required for existing structure (s).
- 2) The 1st. floor and possibly the basement shall be made accessible to the handicapped. See the 1/1/85 Edition of the Code of Maryland Regulations 05.01.07.06. Also, the A.N.S.I. Std. A117.1 - 1980 which is now State law under the above noted regulations. The accessibility and useability of the site and the structure will be required to comply. A new State Legislative Bill setting penalties for violation or failure to comply has been enacted. H.B. #257.
- 3) The 1984 B.O.C.A. Basic National Building, Mechanical, and Energy Codes have been adopted under Bill #17-85 and become effective on April 22, 1985.

CEB/vw

WASHINGTON STREET

TALBOTT AVENUE

YORK ROAD

LINCOLN STREET

EDWARD & MARY WIRTZ
2381/0556

EX. OFFICE

EX. RESIDENCE

EX. RESIDENCE

PROPOSED 2-STORY
OFFICE BUILDING

EX. 2 STY BRICK
VACANT DWELLING
J.A. KAVANAGH
2454/409

PROPOSED PARKING AREA

CATHERINE AMOS
1277/2227

EX. FRAME
GARAGE

EX. 2 STY STONE
RESIDENCE

EX. 1 STY STONE
DWELLING

EX. BLOCK
GARAGE TO BE
REMOVED

EX. BLOCK
GARAGE TO BE
REMOVED

EX. POOL
(FILLED)
TO BE
REMOVED

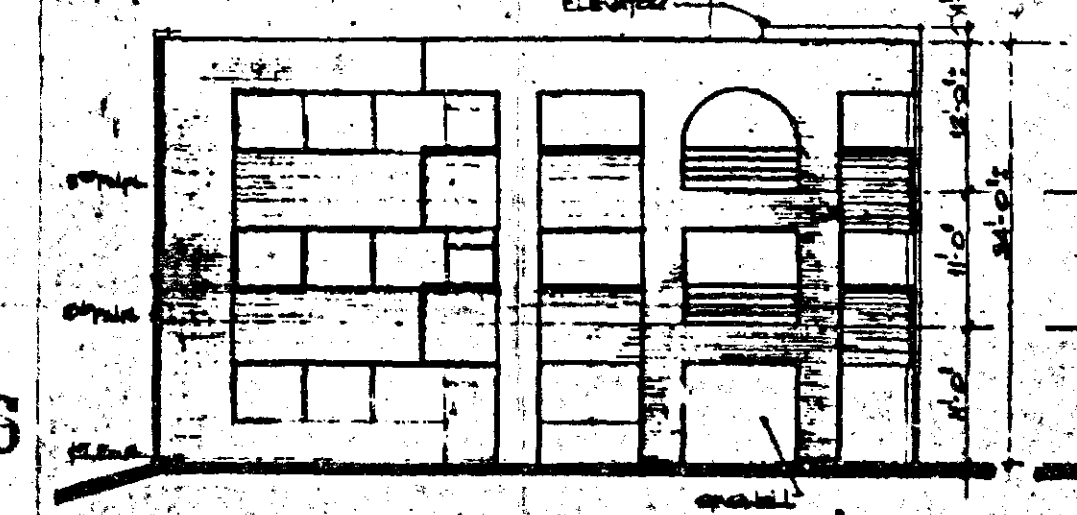
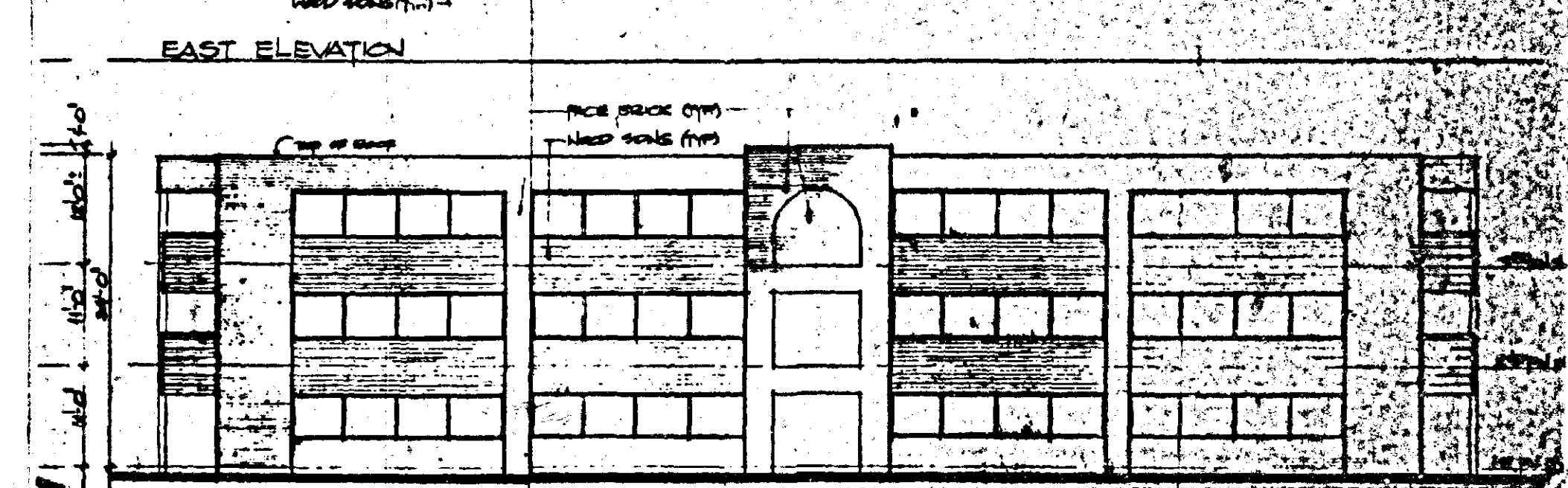
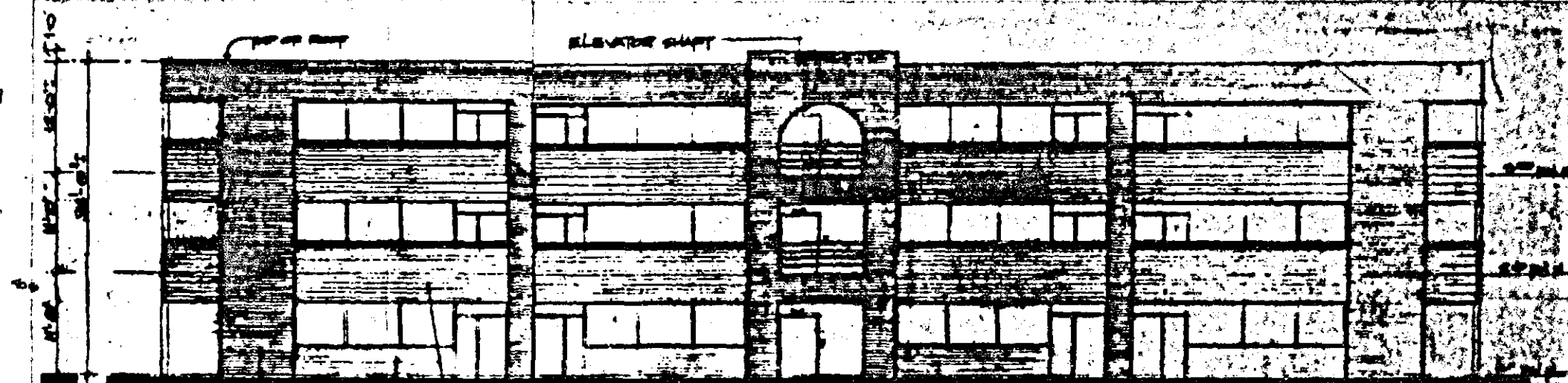
1 STY BRICK
EVANS CHAPEL OF CHIMES
FUNERAL HOME
C.F. EVANS & SONS, INC.
2252/090

PETITIONER'S
SUBMIT

- Baltimore County Zoning Regulations, Section 405.6 Business
Parking in a Business Zone:
- The land so used is adjoining the business
parking area.
 - Only passenger vehicles, including buses, will use
the parking area.
 - No loading, service or any use other than parking
shall occur.
 - Signage shall be restricted as to location,
direction, hours of illumination, size and
intensity as required.
 - Screening shall be provided in accordance with the
Baltimore County Landscape Manual adopted pursuant
to Section 12-103 of Title 12 of the Baltimore
County Code.
 - A paved surface, properly drained, shall be
provided.
 - Height and area of screening, provision for
maintenance and removal of trees and shrubs
shall be shown on the plan.

General Notes
Developer/Applicant: 2331 Association
215 East Joppa Road
Towson, Maryland 21204
(301) 337-4199
Planning District: Councilmanic District 4; Census Tract 405.05.
Neighborhood 111 Suboverlaid 31.
Site Data:
Acreage:
Gross = 0.79 Acres B-0
Net = 0.74 Acres B.R. 3.3
Proposed Use: Medical Office
Floor Area Ratio:
Permitted = 0.75 Acres (43,365 S.F.) x 0.5 = 21,682 S.F.
Proposed = 21,444 S.F. = 0.50 F.A.R. (Adjusted gross)
Amenity Open Space:
Required = 42,260 x 0.25 = 10,565 S.F.
Provided = 14,399 S.F. (Includes second and
third floor balconies.)

- Parking:
Required = 21,444 S.F. @ 1/300 S.F. = 71.48 = 72 Spaces
Provided = 98 (Includes 4 required handicap spaces.)
Landscape Requirements:
Required = 210 L.F. Fringe @ 1/40 L.F. = 5.25
52 On-Grade Parking Spaces @ 1/12 = 4.33
Total = 9.58 = 10
(5 Major Plantings)
Buffer planting and screening will be in accordance with
Landscape Manual requirements.
5. Any existing wells or septic areas will be abandoned in accordance
with Baltimore County Health Department standards.
6. Soils:
Soil Series: Hydco With Without Streets
Class: C2a Basements Basements & Parking
Baltimore Silt: S Slight Slight Slight
Loam (Pm2)
7. Vegetation consists of lawn areas and scattered ornamental plantings
which will be removed.
8. There are no existing streams, springs, bodies of water or flood
plains on this property.
9. The existing dwelling and out buildings are not historically
significant and will be removed.
10. Current Ownership: Jo Ann Keil
P.O. Box 4056
Towson, Md. 21203
Deed Reference: Liber 6747 Folio 0007
Property Number: 08-11-018500
11. Estimated Average Daily Trips:
21,344 S.F. @ 75/1,000 S.F. = 1,601 A.D.T.'s
12. The no. 9 and no. 18 M.T.A. buses serve this area of York Road.
13. Stormwater will be managed by an underground facility as shown on
the plan.
14. There are no known wetlands, critical areas, archeological sites,
endangered species habitats or hazardous materials on the site.
15. Anticipated hours of operation are 8:00 a.m. to 6:00 p.m. Number of
employees is anticipated to be 30.
16. Business signage will be attached to the buildings and is limited to
8 square feet in area.
17. Parking in the D.R. 3.3 zone is subject to the outcome of a special
hearing. A petition has been filed.
18. Estimated Daily Sewer Flows = 21, S.F. @ 0.42 G.P.D. = 13,254 G.P.D.



PRINTED
FEB 20 1996
DAFT - McCUNE - WALKER, INC.
DAFT - McCUNE - WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
230 E. JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (410) 296-3333

YORK ROAD OFFICE BUILDING
2331 YORK ROAD
PLAT TO ACCOMPANY REQUEST FOR
SPECIAL EXCEPTION AND SPECIAL HEARING
PUBLIC SERVICES C.R.N. 00020
PLANNING C.R.N. 00020
SCALE: 1\"/>

WASHINGTON STREET

TALBOTT AVENUE

YORK ROAD

LINCOLN STREET

EX. RESIDENCE
EDWARD & MARY WIRTZ
230.1 / 0556

EX. OFFICE

EX. RESIDENCE

EX. RESIDENCE

PROPOSED 2-STORY
OFFICE BUILDING

EX. 2 STY. BRICK
VACANT DWELLING
J.A. KAVANAGH
2450 / 403

PROPOSED PARKING AREA

CATHERINE AMOS
1277 / 0227

EX. FRAME
GARAGE

EX. 2 STY. STONE
RESIDENCE

EX. 1 STY. STUCCO
DWELLING

PROPOSED 3-STORY
OFFICE BUILDING
WITH UNDERGROUND
PARKING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
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EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

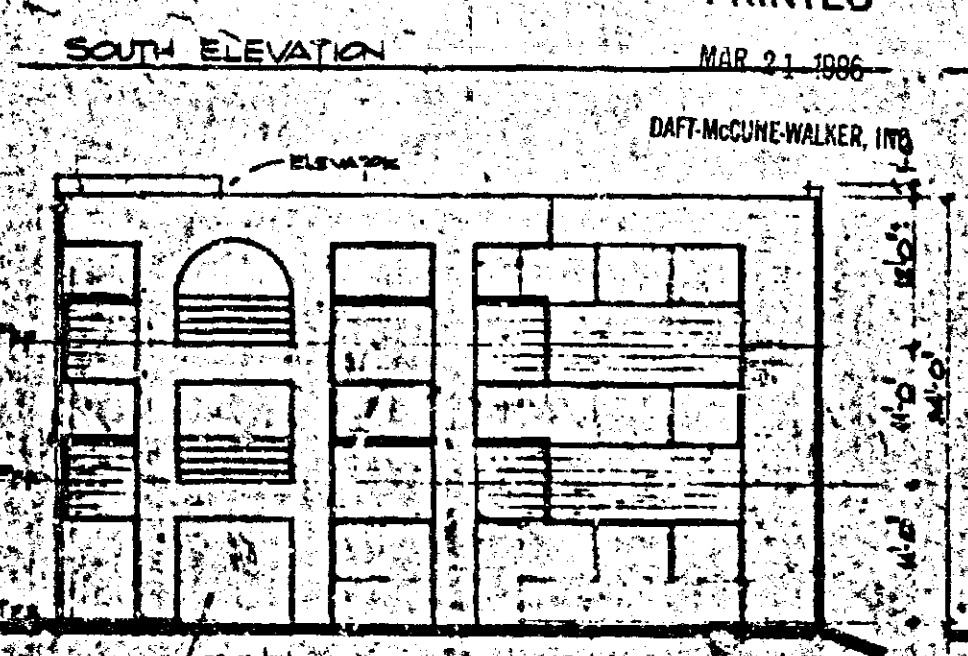
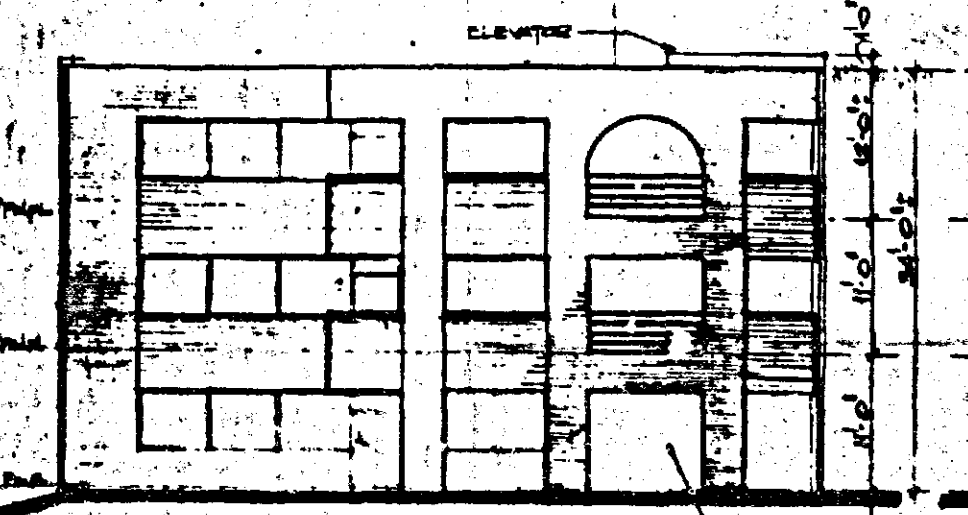
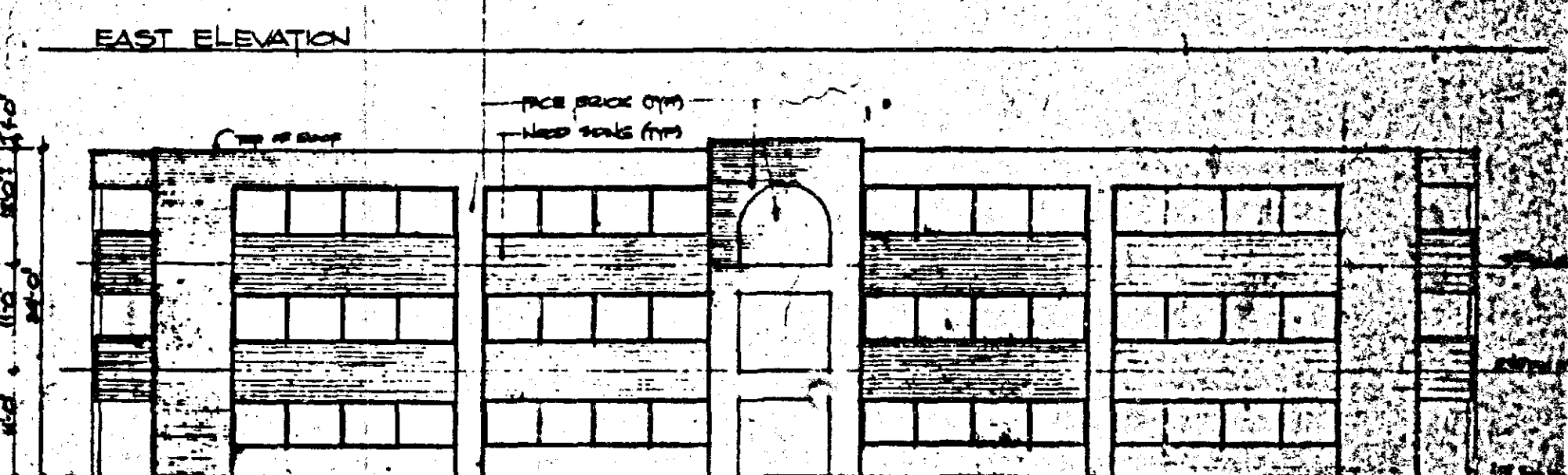
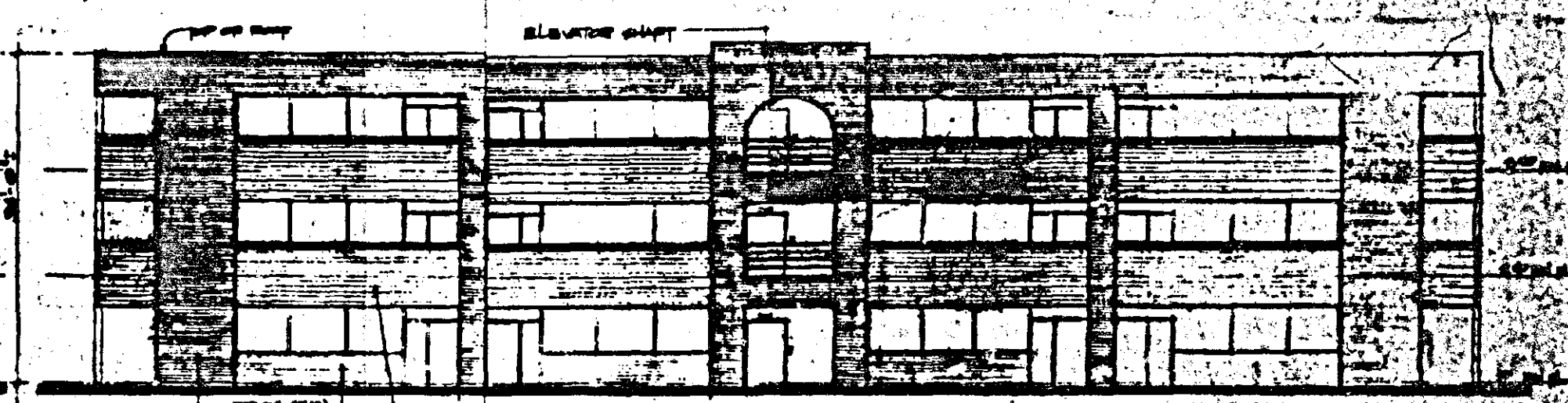
EX. 2 STY. FRAME
DWELLING

EX. 2 STY. FRAME
DWELLING

General Notes:
Developer/Architect: 2331 Associates
515 West Joyce Road
Towson, Maryland 21204
(301) 537-6788
Election District 4; Councilmanic District A; Census Tract 4085.05.
Underused 111, Subdivided 32.
Site Notes:
Average:
Gross = 0.77 Acres D.R. 0.5
Net = 0.54 Acres D.R. 3.5
Proposed Use: Medical Office
Floor Area Ratio:
Permitted = 0.75 Acres (4.5 S.F.) x 0.5 = 21,375 S.F.
Proposed = 21,344 S.F. = 0.5 F.A.R. (Adjusted gross)
Amenity Open Space:
Required = 4266 S.F. x 0.25 = 10,665 S.F.
Provided = 14,399 S.F. (Includes second and third floor balconies.) 1030 S.F. balcony.
The one of amenity open space provided on the balconies does not exceed twice the total area of the clear, open & unobstructed portions of the open and partially open sides.

- Park mg:
Required = 21,344 S.F. @ 1/300 S.F. = 71.15 = 72 Spaces
Provided = 92 (Includes 4 required handicap spaces.)
Landscape Requirements:
Required = 210 L.F. Frontage 1/40 L.F. = 5.25
52 On-Grade Parking Spaces @ 1/12 = 4.33
Total = 9.58 = 10
(5 Major Deciduous)
Buffer planting and screening will be in accordance with Landscape Manual requirements.
5. The existing well will be abandoned by a large well drill.
6. Soils:
Soil Series Hydro With Basements Without Basements Streets & Parking
Baltimore Silt loam (SMB?) B Slight Slight Slight
7. Vegetation consists of lawn areas and scattered ornamental plantings which will be removed.
8. There are no existing streams, springs, bodies of water or flood plains on this property.
9. The existing dwelling and out buildings are not historically significant and will be removed.
10. Current Ownership: Jo Ann Kell
P.O. Box 4054
Timonium, Md. 21013
Deed Reference: Liber 6747 Folio 0007
Property Number: 08-11-018500
11. Estimated Average Daily Trips:
21,344 S.F. @ 75/1,000 S.F. = 1,601 A.D.T.'s
12. The no. 9 and no. 18 M.T.A. buses serve this area of York Road.
13. Stormwater will be managed by an underground facility as shown on the plan.
14. There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
15. Anticipated hours of operation are 8:00 a.m. to 6:00 p.m. Number of employees is anticipated to be 30.
16. Business signage will be attached to the buildings and is limited to 8 square feet in area.
17. Parking in the D.R. 3.5 zone is subject to the outcome of a special hearing. A petition has been filed (Item #204)
18. Estimated Daily Sewer Flows = 21,344 S.F. @ 0.62 G.P.D. = 13,244 G.P.D.

LOCATION PLAN
SCALE: 1"=2000'



DAFT · McCUNE · WALKER · INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JEFFERSON ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 204-3333

YORK ROAD OFFICE BUILDING
2331 YORK ROAD
PLAT TO ACCOMPANY REQUEST FOR
SPECIAL EXCEPTION AND SPECIAL HEARING
PUBLIC SERVICES C.R.G. No. 50020
PLANNING C.R.G. No. 50020

DATE	REVISION
2-12-80	2ND REV.
2-18-80	3RD REV.
2-18-80	4TH REV.
2-18-80	5TH REV.
2-18-80	6TH REV.
2-18-80	7TH REV.
2-18-80	8TH REV.
2-18-80	9TH REV.
2-18-80	10TH REV.
2-18-80	11TH REV.
2-18-80	12TH REV.
2-18-80	13TH REV.
2-18-80	14TH REV.
2-18-80	15TH REV.
2-18-80	16TH REV.
2-18-80	17TH REV.
2-18-80	18TH REV.
2-18-80	19TH REV.
2-18-80	20TH REV.

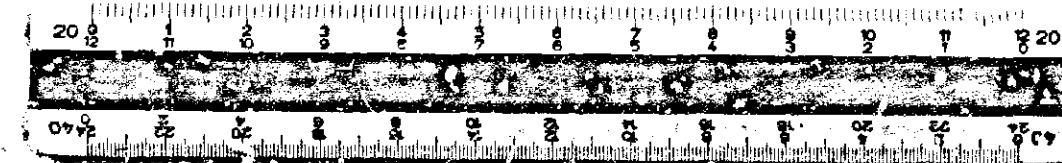
Baltimore County Zoning Regulations, Section 409.6 Business
Use in a Residence Zone:
1. The land to be used is adjoining the business
location.
2. Only passenger vehicles, including buses, will use
the parking area.
3. No loading, service or any use other than parking
shall occur.
4. Lighting shall be regulated so as to create
circumstances of illumination, glare and
intensity as required.
5. Screening shall be provided in accordance with the
Baltimore County Landscape Manual adopted pursuant
to Section 22-102 of Title 22 of the Baltimore
County Code.
6. A paved surface, properly drained, shall be
provided.
7. Landscaping and screening, including trees and
shrubbery, shall be provided in accordance with the
Baltimore County Landscape Manual adopted pursuant
to Section 22-102 of Title 22 of the Baltimore
County Code.

WASHINGTON
STREET

TALBOTT AVENUE

YORK ROAD

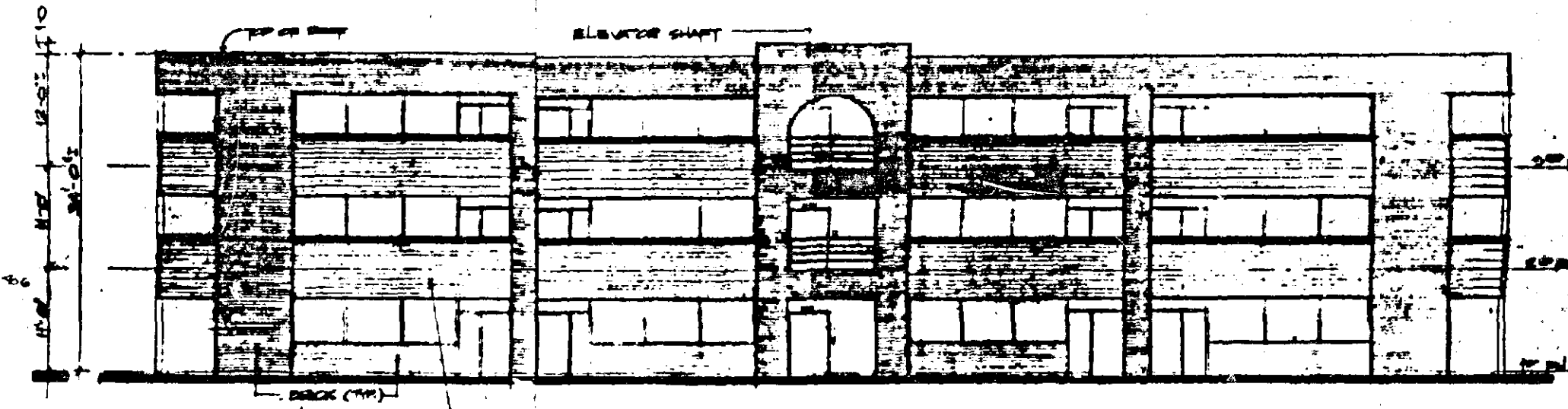
LINCOLN STREET



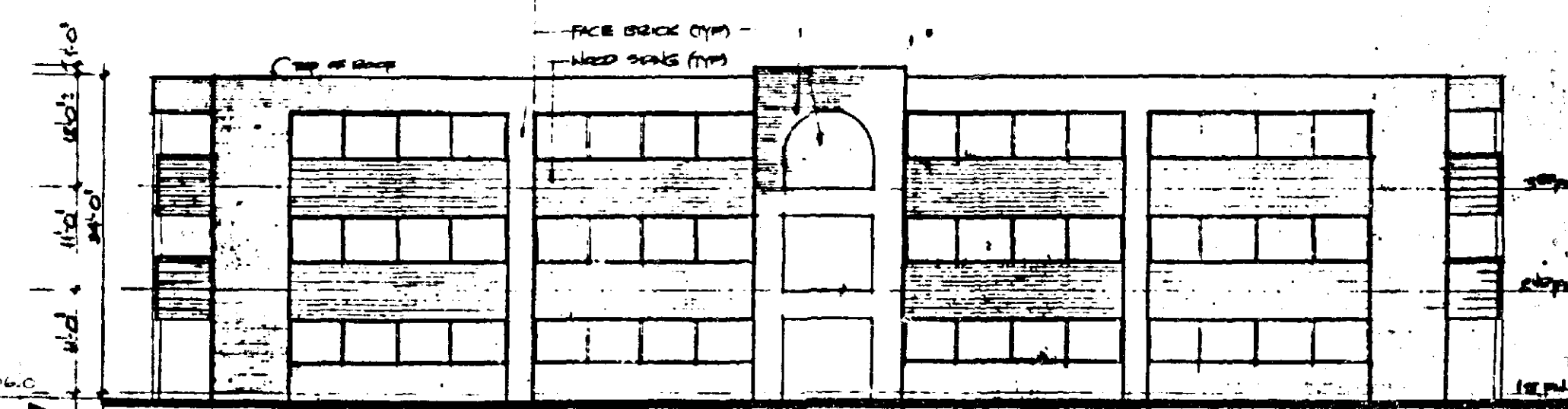
AMENITY OPEN SPACE

- General Notes
- Developer/Applicant: 2331 Associates
513 East Joppa Road
Towson, Maryland 21204
(301) 337-6990
 - Election District 8; Councilmanic District 4; Census Tract 4085.03.
 - Watershed 11; Subwatershed 32.
 - Site Data:
Acreage:
Gross = 0.98 Acres R-0
0.54 Acres D.B. 3.5
Net = 0.85 Acres R-0
0.54 Acres D.B. 3.5
Proposed Use: Medical Office
Floor Area Ratio:
Permitted = 0.90 Acres (42,604 S.F.) x 0.5 = 21,344 S.F.
Proposed = 21,844 S.F. = 0.62 P.A.R. (Adjusted Allowed)
Amenity Open Space:
Required = 42,604 x 0.25 = 10,651 S.F.
Provided = 14,399 S.F. (Includes second and third floor balconies - 1050 S.F. = 13,349 S.F.)
The area of amenity open space provided on the second and third floor balconies is not included in the total area of the clear open & unobstructed portions of the open and partially open sides.

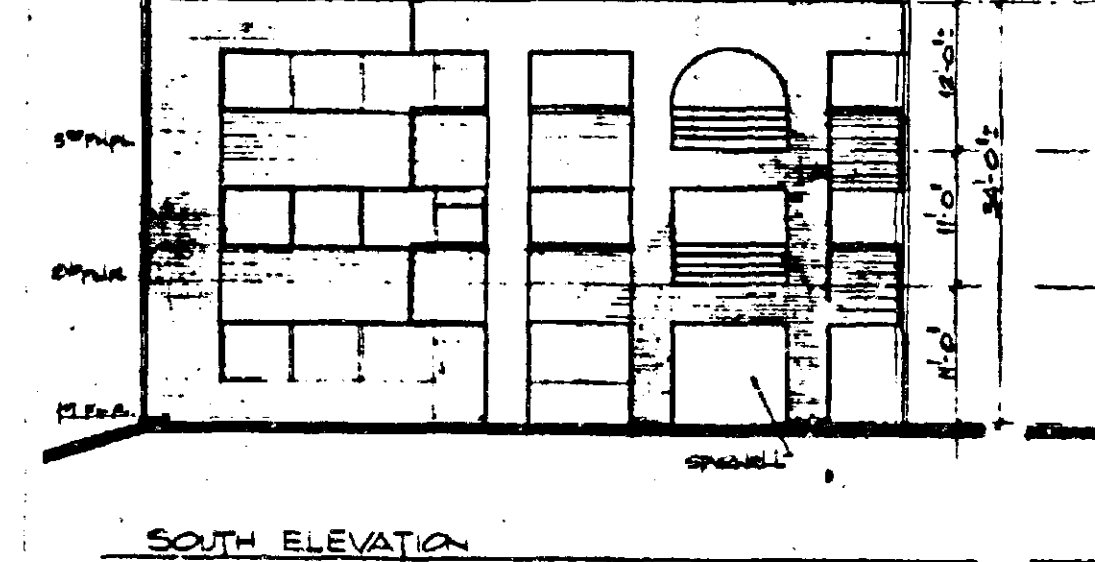
- Parking:
Required = 21,344 S.F. @ 1/300 S.F. = 71.2 = 72 Spaces
Provided = 90 (Includes 4 required handicap spaces.)
- Landscape Requirements:
Required = 210 L.F. Frontage @ 1/40 L.F. = 5.25
52 On-Grade Parking Spaces @ 1/12 = 4.33
Total = 9.58 = 10
(5 Major Deciduous)
- Buffer planting and screening will be in accordance with Landscape Manual requirements.
5. The existing well will be abandoned by a licensed well driller.
6. Soils:
Soil Series Hydro With Without Streets
And Embankments Basements Basements & Parking
Baltimore Silt Loam (Sas2) B Slight Slight Slight
7. Vegetation consists of lawn areas and scattered ornamental plantings which will be removed.
8. There are no existing streams, springs, bodies of water or flood plains on this property.
9. The existing dwelling and out buildings are not historically significant and will be removed.
10. Current Ownership: Jo Ann Kell
R.O. Box 4026
Timonium, Md. 21093
Deed Reference: Liber 6747 Folio 0007
Property Number: 08-11-018500
11. Estimated Average Daily Trips:
21,344 S.F. @ 75/1,000 S.F. = 1,601 A.D.T.'s
12. The no. 9 and no. 18 M.T.A. buses serve this area of York Road.
13. Stormwater will be managed by an underground facility as shown on the plan.
14. There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
15. Anticipated hours of operation are 8:00 a.m. to 6:00 p.m. NUMBER of employees is anticipated to be 30.
16. Business signage will be attached to the buildings and is limited to 8 square feet in area.
17. Parking in the D.B. 3.5 zone is subject to the outcome of a special hearing. A petition has been filed (Item # 2047).
18. Estimated Daily Sewer Flows = 21,344 S.F. @ 0.62 G.P.D. = 13,234 G.P.D.



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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YORK ROAD OFFICE BUILDING
2331 YORK ROAD

PUBLIC SERVICES C.R.G. No. 86020
PLANNING C.R.G. No.

	<i>John H. Walker</i>	SCALE: 1" = 20'
		JOB ORDER NO. 85026
		ISSUE DATE JANUARY 22, 1986
DATE	REVISIONS	
2-10-86	2ND W.D.	
2-20-86	CALCULATIONS	
2-25-86	FINAL MARKINGS, R.F.T. & GRADES	